

URBAN/MUNICIPAL

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1997

CITY OF HAMILTON

ZONING BY-LAWS

1997-

This Consolidation of the By-law
is prepared for convenience only,
for accurate reference, please,
check the original By-law.



The Corporation of the City of Hamilton

BY-LAW NO. 97- 015

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS BOUNDED BY CANNON STREET, QUEEN STREET, HUNTER STREET,
WALNUT STREET, JACKSON STREET, FERGUSON AVENUE, MAIN STREET,
WELLINGTON STREET, REBECCA STREET AND MARY STREET**

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 2 of the 19th Report of the Planning and Development Committee at its meeting held on the 26th day of November 1996, recommended that By-law No. 6593 be amended to provide for a general text amendment to the said by-law with respect to the elimination of parking requirements for residential uses, as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 22 - Restricted Areas By-laws Repealed of Zoning By-law No. 6593 is amended to include a new schedule as follows:

"Schedule "K" - Downtown Residential Parking Area"

2. Section 18A. of Zoning By-law No. 6593 is amended by adding thereto the following section:

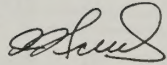
"18A. (42) Except for residential care facilities and short term care facilities, where residential uses mentioned in paragraph 1 of Table 1 and Table 3 are located in the area shown on Schedule "K", no parking and loading will be required for residential uses established within the period between November 1, 1996 and September 1, 1999."

3. The above-captioned lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this by-law, shall be exempt from the parking and loading requirements of Section 18A. of Zoning By-law No. 6593, as amended, for a period not to exceed three years.

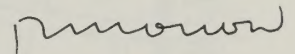
4. In all other respects, By-law No. 6593, as amended, is hereby confirmed, unchanged.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 28th day of January A.D. 1997

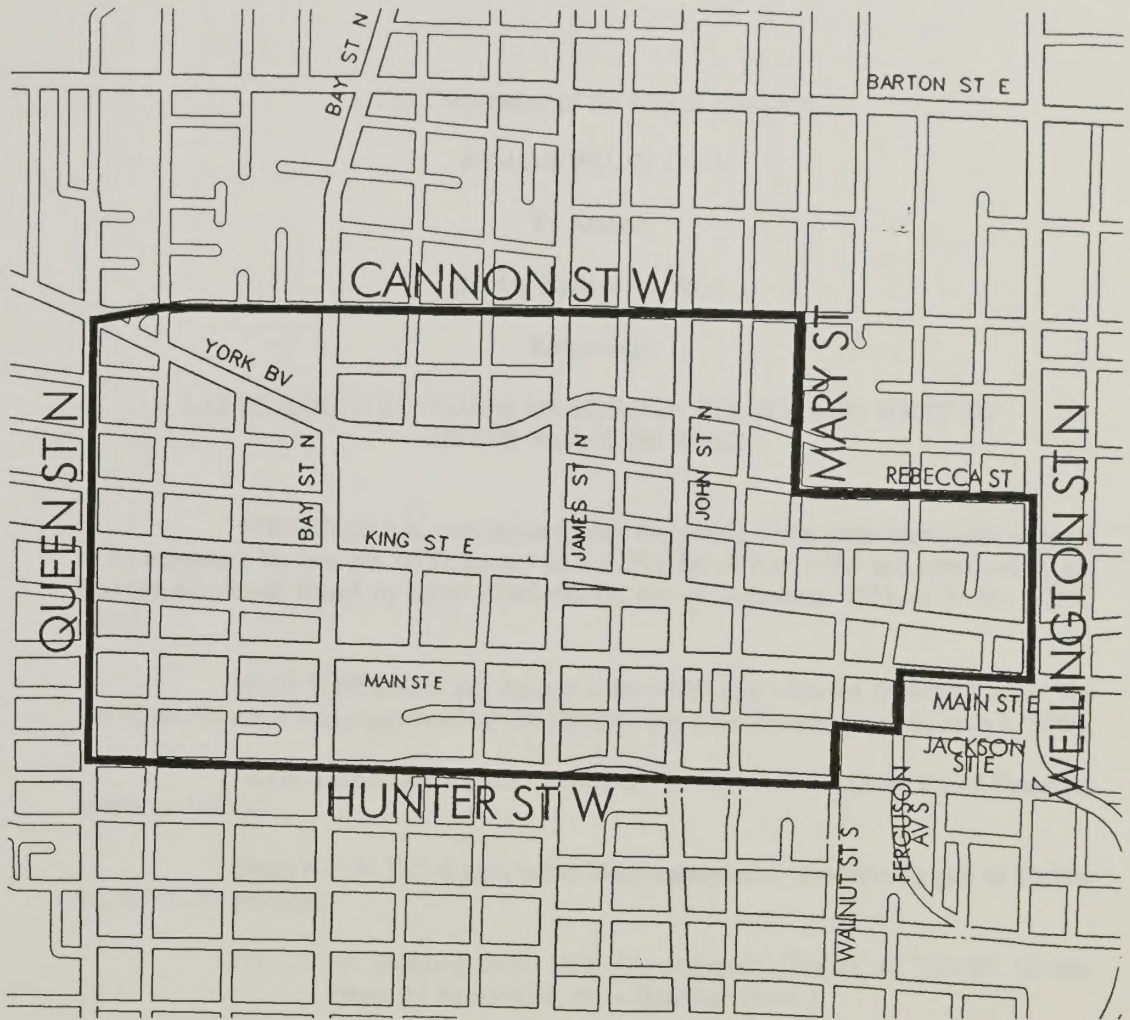


CITY CLERK



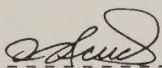
MAYOR

(1996) 19 R.P.D.C. 2, November 26
City Initiative 96-I

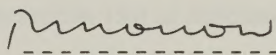


NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-015
Passed the 28th day of January, 1997.



Clerk



Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 97-015
to Amend By-Law No. 6593

Planning and Development Department

Legend

 No Parking and loading required
for Residential Development

North



Scale
NOT TO SCALE

Date
January 1997

Reference File No.

CI 96-1

Drawn By

W R



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The Corporation of the City of Hamilton

BY-LAW NO. 97 - 025

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED SOUTH OF KORDUN STREET AND WEST OF
UPPER PARADISE ROAD**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-37C of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District, to "C"- 'H' (Urban Protected Residential, etc. - Holding) District,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. (a) The 'H' symbol referred to in section 1 shall be removed conditional upon the availability of all municipal services servicing the subject lands as the City deems necessary to service the proposed development; and,

- (b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands referred to in section 1 may at such time proceed in accordance with the "C" District provisions.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1372.

4. Sheet No. W-37C of the District Maps is amended by marking the lands referred to in section 1.(a) of this by-law, S-1372.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 11th day of February A.D. 1997



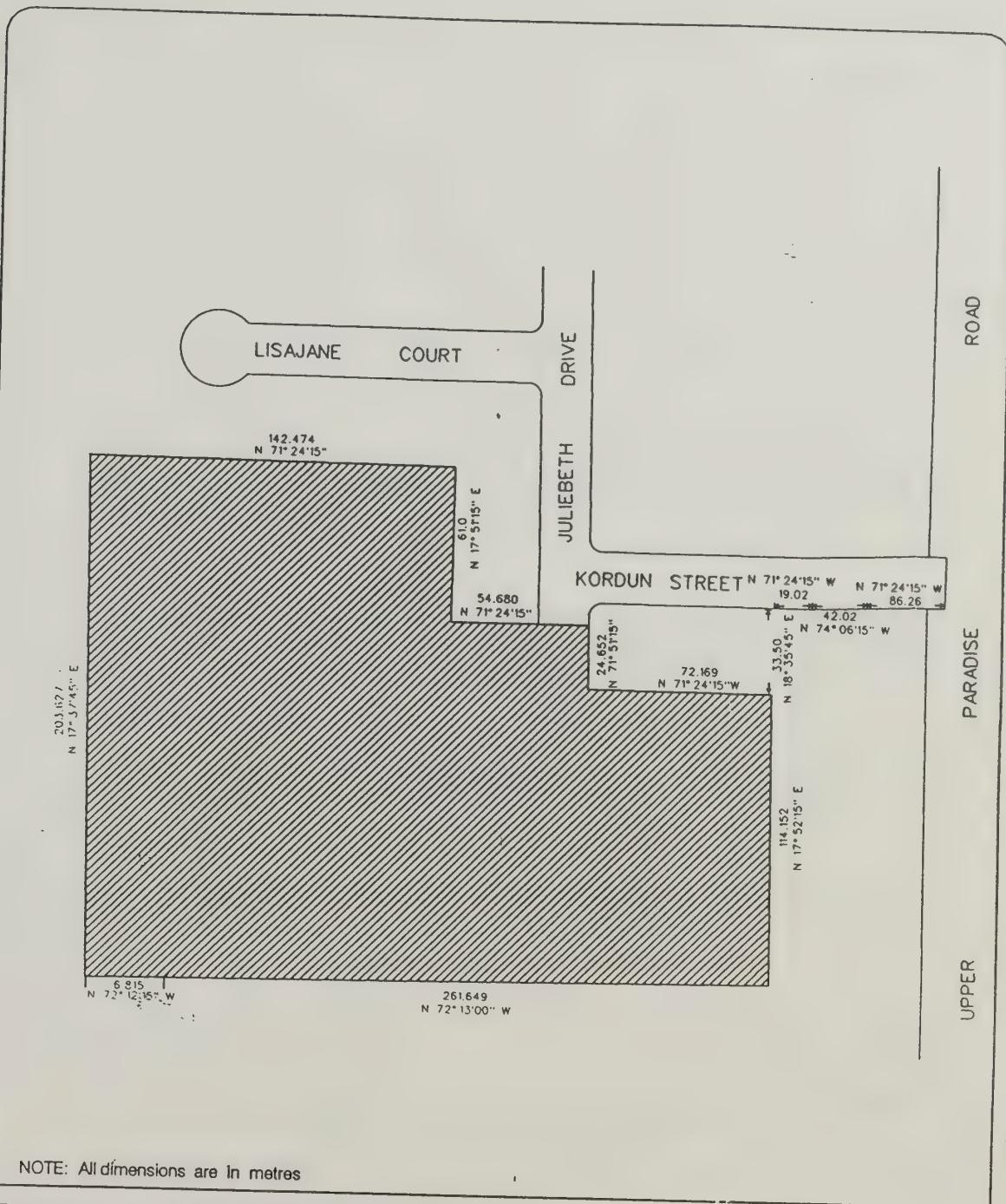
CITY CLERK



MAYOR

(1996) 19 R.P.D.C. 1, November 20
1099689 Ontario Inc. (Micor Developments), Owner
Amended ZAC-96-13





NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-025
Passed the 11th day of February, 1997.

[Signature]

Clerk

[Signature]

Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 97-025

to Amend By-Law No. 6593

Planning and Development Department

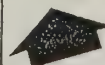
Legend

Change in zoning from



"AA" (Agricultural) District to:
"C"-H" (Urban Protected Residential,
etc. - Holding) District.

North



Scale
NOT TO SCALE

Date
Jan 1997

Reference File No.
ZAC-96-13

Drawn By
J.M.

The Corporation of the City of Hamilton

BY-LAW NO. 97- 031

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED SOUTH OF THE PROPOSED MOUNTAIN FREEWAY
AND WEST OF WEST FIFTH STREET AND NORTH OF CHESTER AVENUE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-17B of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Dwelling) District, the land comprised in Blocks 1, 3 and 9;
- (b) by changing from "AA" (Agricultural) District to "DE" (Low Density Multiple Dwellings) District, the land comprised in Block 2;
- (c) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, the land comprised in Blocks 4, 10 and 11; and
- (d) by changing from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Dwelling) District, the land comprised in Blocks 5, 6, 7 and 8,

the extent and boundaries of each of which Blocks 1 to 11, inclusive, are shown on a plan hereto annexed as Schedule "A".

2. The "DE" (Multiple Dwellings) District provisions, as contained in Section 10A of Zoning By-law No. 6593, applicable to the land comprised in Block 2, are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 10A.(1) of Zoning By-law No. 6593, only the following use shall be permitted:
 - 1) a quattroplex dwelling;
- (b) notwithstanding Section 10A.(2) of Zoning By-law No. 6593, no building or structure shall exceed 2.0 storeys in height;
- (c) notwithstanding Section 10A.(3) of Zoning By-law No. 6593, the following shall apply:
 - 1) Minimum Front Yard
 - a) A front yard of a depth of at least 16.0 m;
 - b) For a through lot where the private outdoor amenity area is provided in the front yard, a front yard depth of at least 11.0 m;
 - c) For a through lot where the private outdoor amenity area is provided in the side yard, a front yard depth of at least 6.0 m; and,
 - d) For a through lot where a garage faces a front yard, the minimum setback to the front of the garage shall be 6.0 m;
 - 2) Minimum Rear Yard
 - a) A rear yard of a depth of at least 6.0 metres;
 - 3) Minimum Side Yard
 - a) For the two dwelling units closest to the front lot line, a minimum side yard along each side lot line, of a width of at least 3.0 m;
 - b) For the two dwelling units closest to the rear lot line, a minimum side yard along each side lot line, of a width of at least 1.2 m;
 - c) For a through lot a minimum side yard along each side lot line of a width of at least 1.2 m;
- (d) That notwithstanding Section 10A.(4) of Zoning By-law No. 6593, the following shall apply:
 - 1) each quattroplex dwelling on a lot shall have a lot area not less than 800.0 m² and a width of not less than 20.0 m; and,
 - 2) each quattroplex dwelling on a through lot shall have a lot area not less than 880.0 m² and a width of not less than 22.0 m;
- (e) That notwithstanding Section 10A.(5) of Zoning By-law No. 6593, the following shall apply:
 - 1) not less than 45% of the area of the lot shall be used for landscaped area;
 - 2) each dwelling unit shall be provided with a private outdoor amenity area; and,

- 3) an externally accessible storage shed, having a minimum gross floor area of 2.0 m² and a maximum height of 2.25 m, shall be incorporated into the amenity area for each dwelling if no garage is provided.
- (f) That in addition to the requirements of Section 18A. of Zoning By-law No. 6593, the following shall apply:
- 1) Each dwelling unit in a quattroplex dwelling shall be provided with a minimum of two parking spaces;
 - 2) The required parking spaces for each dwelling unit may be stacked;
 - 3) A parking space shall be a rectangular area having a minimum, unobstructed width of 2.7 m and a minimum unobstructed length of 5.4 m;
 - 4) For interior lots each parking area shall be provided with bumpers or wheel barriers to prevent physical encroachment beyond the parking area except at the entrance to and exit from the parking area;
 - 5) The minimum width of a driveway shall be 2.8 m and the maximum width shall be 5.5 m;
 - 6) The maximum number of driveways on a lot shall not exceed 4;
 - 7) No driveway shall be located closer than 0.8 m to another driveway and no closer than 0.4 m to a side lot line;
 - 8) Section 18.(14) of Zoning By-law No. 6593 shall not apply; and,
 - 9) Section 18A.(14a) of Zoning By-law No. 6593 shall not apply;
- (g) Notwithstanding Section 18.(3)(d) of Zoning By-law No. 6593, the following provisions shall apply:
- 1) A roofed-over but otherwise unenclosed porch may project a maximum of 2.0 m into the front yard;
 - 2) A roofed-over but otherwise unenclosed porch for the two dwelling units closest to the rear lot line shall be permitted in the side yard provided that the porch is located a minimum of 1.2 m from the side lot line;
- (h) For the purpose of Section 2.(a) 1) of this By-law, the following shall apply:
- 1) **Dwelling, Quattroplex** shall mean a building not more than one single family dwelling in height, designed to contain four dwelling units, attached to each other, side by side, in two rows arranged back to back and in substantial harmony with each other, each of which dwelling units,
 - (a) has a separate front entrance; and
 - (b) is joined on one side by a party wall to another dwelling unit in the same row; and
 - (c) is joined by a common vertical back wall;
- (i) For the purpose of Section 2.(c) 3) e) of this By-law, the following provisions shall apply:

- 1) **Private Outdoor Amenity Area** shall mean a landscaped open space area abutting a dwelling unit, having a minimum area of 30.0 square metres, excluding any area occupied by an accessory shed, and a minimum width and depth of 4.5 metres, which may be located in any yard provided it is a minimum distance of 11.0 metres from the front lot line, and a minimum distance of 5.5 metres from any street for a through lot; and,
 - 2) The private amenity outdoor area for each dwelling unit shall be enclosed by a visual barrier having a minimum height of 1.8 metres and a maximum height of 2.0 metres;
- (j) That notwithstanding Section 18.(4)(iv) of Zoning By-law No. 6593, the following shall apply:
- 1) An accessory shed is permitted in any required yard, provided that the accessory shed is located in the Private Outdoor Amenity Area and is a minimum of 0.45 m from the side lot line and rear lot line.
- (k) That notwithstanding Section 6.(19) of Zoning By-law No. 6593, the following shall apply:
- 1) Notwithstanding any other provision of this By-law, no residential structure be located closer than 17.5 m from the Mountain Freeway right-of-way; and,
 - 2) Notwithstanding any other provision of this By-law, no structure shall be located within 10 m of the limits of the Mountain Freeway;
3. That the "R-4" (Small Lot Single Family Dwelling) District regulations as contained in Section 9A of Zoning By-law No. 6593, applicable to the lands comprised in Blocks 5, 6, 7 and 8, be modified to include the following variances as special requirements:
- a) That notwithstanding Section 9A(1) of Zoning By-law No. 6593, only the following use shall be permitted:
 - 1) A single family dwelling;
 - b) That notwithstanding Section 9A.(2)(a) of Zoning By-law No. 6593, the following shall apply:
 - 1) No building or portion of a building shall exceed 1 storey and 4.5 metres in height for that portion of the building located within 3.5 metres or less of any rear lot line;
 - c) That notwithstanding Section 9A.(2)(b)(1)(i) of Zoning By-law No. 6593, the following shall apply:
 - 1) A front yard having a depth of not less than 3.5 m to the main wall of the dwelling;
 - 2) A front yard having a depth of not less than 7.0 m to the garage or carport where the lot fronts onto a road allowance that is less than 20.0 m in width;
 - d) That notwithstanding Section 18A.(1)(e) of Zoning By-law No. 6593, a manoeuvring space having an unobstructed width of 2.7 m and a minimum unobstructed length of 7.0 m shall be provided and maintained;

- e) That in addition to the requirements of Section 9A.(2)(b)(1)(iv) of Zoning By-law No. 6593, the following shall apply:
 - 1) A minimum landscaped open space area of 41 m² having a minimum width of 5.50 m and a minimum depth of 6.0 m shall be provided and maintained in the rear yard;
- f) That notwithstanding Section 9A.(2)(c) of Zoning By-law No. 6593, the following shall apply:
 - 1) No interior lot for a single family dwelling shall have a lot area of less than 220 m² or a lot width of less than 11.0 m;
 - 2) No corner lot for a single family dwelling shall have a lot area of less than 220 m² or a lot width of less than 12.0 m;
- g) That a visual barrier of not less than 1.2 m in height and not greater than 2.0 m in height, shall be provided and maintained along the rear and side lot line and side lot line where it abuts the rear yard;
- h) No door, window or other opening shall be permitted in the wall of a dwelling where the wall is within 3.5 m or less, of the rear yard landscaped area of an abutting property and faces said rear yard landscaped area;
- i) That notwithstanding Sections 18.(4)(i) and 18.(13) of Zoning By-law No. 6593, no accessory building or structure shall be permitted.

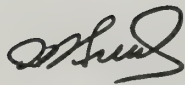
4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "DE" District and "R-4" District provisions, subject to the special requirements referred to in sections 2 and 3.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1371.

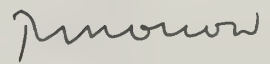
6. Sheet No. W-17B of the District Maps is amended by marking the lands referred to in section 1.(b) and (d) of this by-law, S-1371.

7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 25th day of February A.D. 1997



CITY CLERK



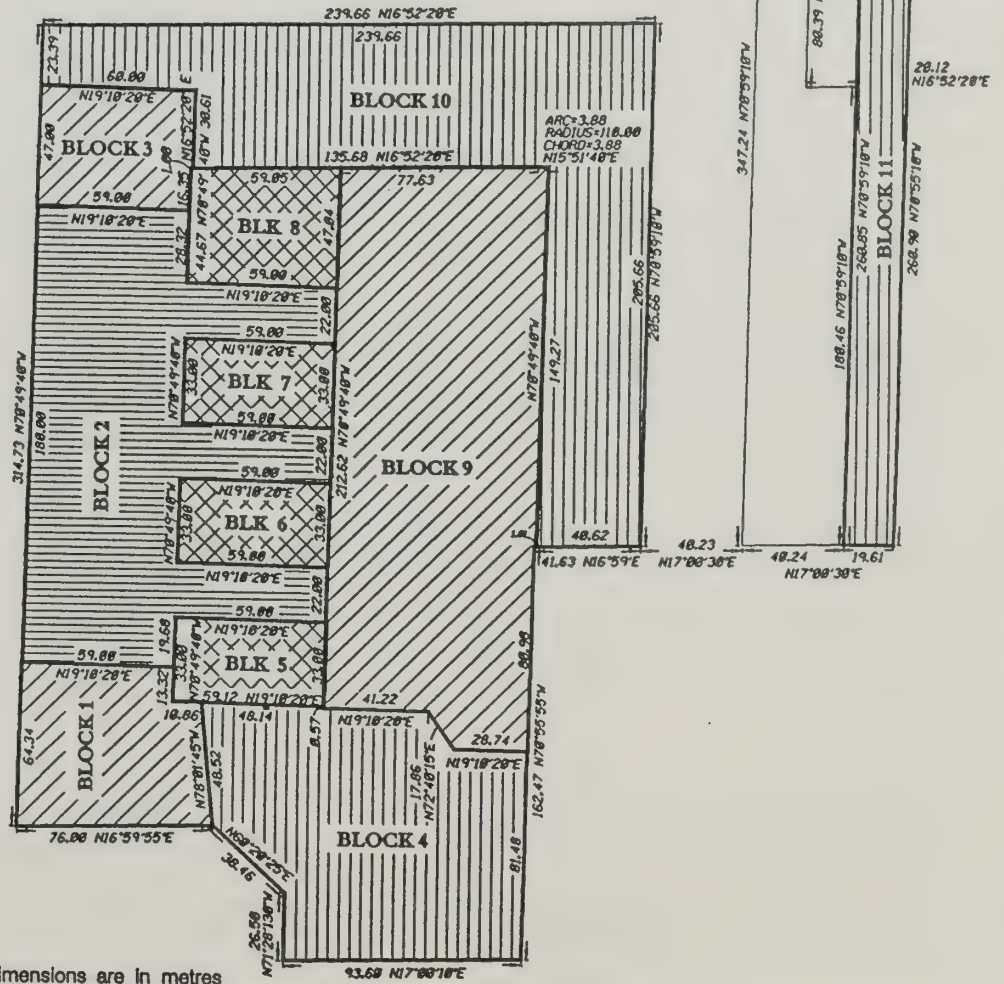
MAYOR

(1996) 16 R.P.D.C. 2.B., October 8
Starward Homes Ltd. & Ward Campbell/Brian Morison, Owners
ZAC-94-32

LIMERIDGE ROAD WEST

NORTHEAST CORNER OF LOT 11, COR. 7

PROPOSED MOUNTAIN FREEWAY



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-031
Passed the 25th day of February, 1997.

[Signature]

Clerk

[Signature]

Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 97-031

to Amend By-Law No. 6593

Planning and Development Department

- Legend
Change in zoning from "AA" (Agricultural) District to:
- Blocks 1,3,9
[Hatched pattern] "R-4" (Small Lot Single Family Dwelling) District
 - Block 2
[Horizontal lines pattern] "DE" (Multiple Dwellings) District, modified
 - Blocks 4,10,11
[Vertical lines pattern] "C" (Urban Protected Residential, etc.) District
 - Blocks 5, 6,7,8
[Cross-hatched pattern] "R-4" (Small Lot Single Family Dwelling) District, modified



Scale
NOT TO SCALE
Date
Jan. 1997

Reference File No.
ZAC-94-32
Drawn By
Jason Moores

The Corporation of the City of Hamilton

BY-LAW NO. 97- 044

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NOS. 8-10 BRANTDALE AVENUE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-7 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "G-3" (Public Parking Lots) District to "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District provisions, as contained in Section 10 of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 10.(2) of Zoning By-law No. 6593, no building or structure shall exceed 2 storeys and 9.0 metres in height;
- (b) notwithstanding Section 10.(3)(ii) of Zoning By-law No. 6593, for a single family dwelling, a side yard along each side lot line of a width of at least 0.91 m (3.0 ft.) shall be provided and maintained;
- (c) notwithstanding Section 10.(4)(i) of Zoning By-law No. 6593, each lot for a single-family dwelling shall have a minimum lot width of 9.0 m (30 ft.) and an area of at least 275 m² (2960 S.F.);
- (d) the total gross floor area of all dwelling units or parts thereof on each lot shall not exceed 0.45 times the lot area;

- (e) notwithstanding Section 2.(2)J.(viii) of Zoning By-law No. 6593, "Gross Floor Area" is the aggregate of the areas of the building or structure, including the basement or cellar, but shall not include:
 - i) an attached garage;
 - ii) a detached garage; and,
 - iii) the floor occupied by heating, air conditioning and laundry equipment;
- (f) for the purposes of determining gross floor area for any portion of the dwelling where the ceiling height exceeds 4.6 metres, that portion of the dwelling shall be multiplied by 1.9;
- (g) in addition to the requirements of Section 18A of Zoning By-law No. 6593, where a dwelling is constructed with an attached garage, then the finished level of the private garage floor shall be a minimum of 0.3 metres above grade;
- (h) a visual barrier not less than 1.2 m to 2.0 m in height shall be provided and maintained along a lot line that abuts a commercial district;
- (i) any visual barrier along any side lot line shall be setback a minimum of 2.0 m from the front lot line; and,
- (j) Section 18.(2)(i) of Zoning By-law No. 6593 shall not apply to the subject lands.

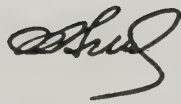
3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "D" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1373.

5. Sheet No. W-7 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1373.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 11th day of March A.D. 1997

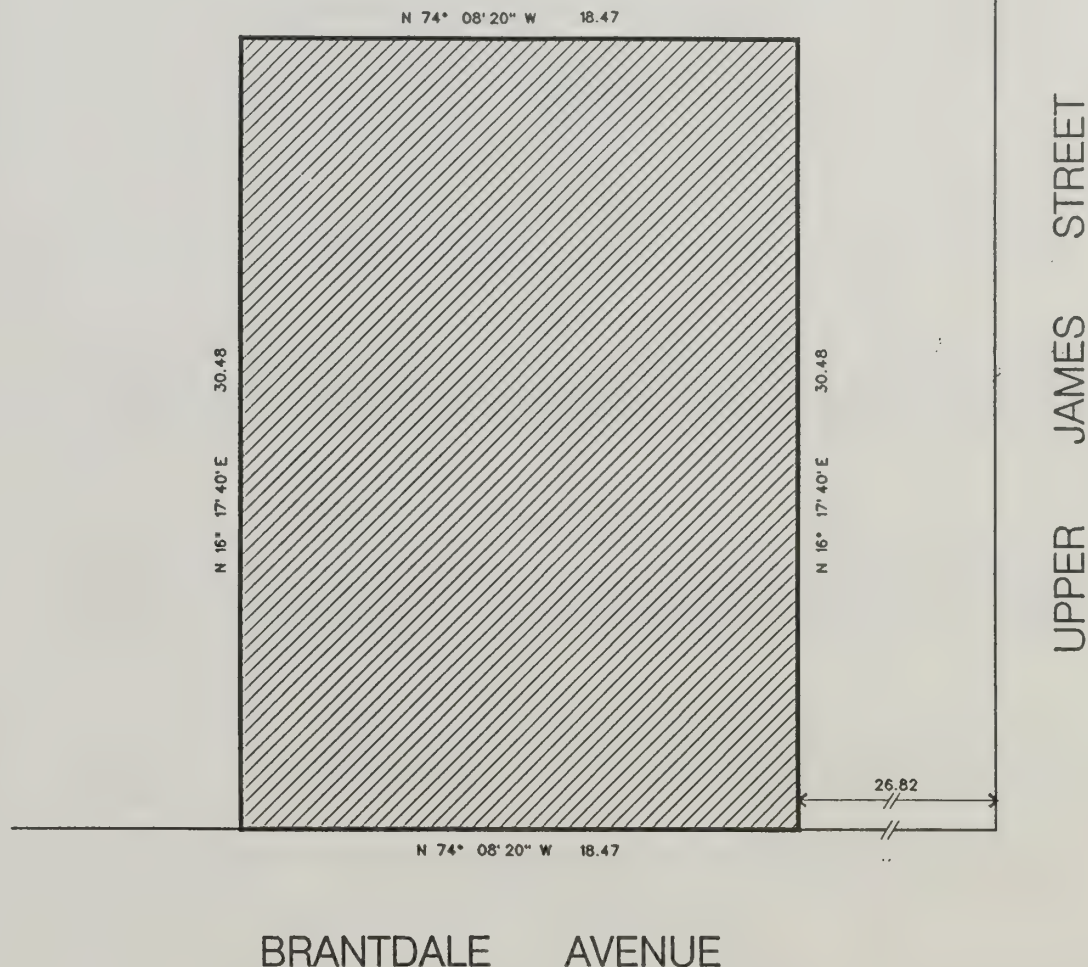


CITY CLERK



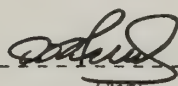
MAYOR

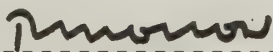
(1997) 1 R.P.D.C., 1, January 28
City Initiative
CI-96-K



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97- 044
 Passed the 11th day of March, 1997.


 Clerk


 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 97- 044
 to Amend By-Law No. 6593

Planning and Development Department

Legend
 Change in Zoning from :



"G-3" (Public Parking Lots) District to
 "D" (Urban Protected Residential -
 One and Two Family Dwellings, etc.)
 District modified.

North 	Scale NOT TO SCALE	Reference File No. CI-96-K
	Date Jan 1997	Drawn By W R

The Corporation of the City of Hamilton

BY-LAW NO. 97- 049

To Amend:

Zoning By-law No. 6593

Respecting:

RENDERING PLANTS

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 3 of the 3rd Report of the Planning and Development Committee at its meeting held on the 25th day of February 1997, recommended that By-law No. 6593 be amended to provide for a general text amendment to the said by-law with respect to rendering plants, as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 2.(2)E.(vii) of Zoning By-law No. 6593 is amended by deleting the words "tallow-rendering or other reducing or rendering plant", so the definition reads as follows:

"Animal By-Product Plant" shall mean and include a gelatine or glue factory, a bone-meal factory, organic fertilizer plant, and any other plant or premises used for any such purpose;"

2. Section 16.(1)(xiii)(c) of Zoning By-law No. 6593 is amended by deleting the words "within the meaning of The Public Health Act" so the clause reads as follows:

"any other animals products manufacture which is an offensive manufacture;"

3. Section 17.(1)(vii) of Zoning By-law No. 6593 is amended by deleting the words "tallow-rendering plant" so the clause reads as follows:

"A slaughter house, tannery, glue factory, or any other factory for the manufacture of Animal Products;"

4. Section 18.(1)(vi) of Zoning By-law No. 6593 is amended by deleting the words "within the meaning of The Public Health Act or regulations thereunder" so the clause reads as follows:

"An animal by-products plant, an abattoir or slaughter house for other than the killing of rabbits or poultry, a tannery, and any other use which may be an offensive manufacture;"

5. In all other respects, By-law No. 6593, as amended, is hereby confirmed, unchanged.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 25th day of March A.D. 1997



CITY CLERK



MAYOR

The Corporation of the City of Hamilton

BY-LAW NO. 97- 050

To Amend:

Zoning By-law No. 6593
and To Repeal Zoning By-laws No. 83-217 and 89-276

Respecting:

**LANDS LOCATED AT MUNICIPAL NOS. 10 HERKIMER STREET
AND 9 AND 11 CHARLTON AVENUE WEST**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 83-217 on the 27th day of July 1983 to establish special requirements under Section 19B of Zoning By-law No. 6593 for the "E-1" District, in respect of the land located at Municipal No. 10 Herkimer Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 4th day of November 1983, (File No. R 831498);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 89-276 on the 26th day of September 1989 to establish special requirements under Section 19B of Zoning By-law No. 6593 for the "E-1" District, in respect of land located at Municipal No. 10 Herkimer Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 4 of the 2nd Report of the Planning and Development Committee at its meeting held on the 11th day of February 1997, recommended that Zoning By-law No. 6593, be further amended as hereinafter provided;

AND WHEREAS it is expedient to consolidate into this by-law the provisions of said By-laws No. 83-217 and 89-276 subject to the amendments to such provisions as provided for hereinafter in this by-law and to repeal By-laws No. 83-217 and 89-276 upon enactment of this by-law;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "E-1" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions, as contained in Section 11A of Zoning By-law No. 6593, applicable to the Blocks 1 and 2, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) notwithstanding subsections 11A(1)(i) and 11(1)(iiib) of Zoning By-law No. 6593, the following RESIDENTIAL USE shall be permitted:

- (i) a residential care facility for the accommodation of not more than 77 residents, provided that said residents shall not be less than 60 years of age;
- (b) notwithstanding Section 11A(3)(ii)(b) of Zoning By-law No. 6593, there shall be provided and maintained;
 - (i) along the westerly lot line of Block 2, a side yard of not less than 1.26 m in width;
 - (ii) along the northerly lot line of Block 2, a side yard of not less than 4.5 m in width;
 - (iii) along the westerly lot line of Block 1, a side yard of not less than 3.05 m in width;
 - (iv) along the northerly lot line of Block 1, a front yard of not less than 3.05 m in depth; and
 - (v) along the easterly lot lines of Blocks 1 and 2, a side yard of not less than 2.52 m in width;
- (c) Section 11A(7) of Zoning By-law No. 6593 shall not apply;
- (d) notwithstanding Sections 18A(9) and (10) of Zoning By-law No. 6593, a portion of the required manoeuvring space for the parking on Block 1 shall be provided on No. 15 Charlton Avenue West;
- (e) notwithstanding Section 18A of Zoning By-law No. 6593, not less than ten (10) off-street parking spaces shall be provided and maintained on the site.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "E-1" District provisions, subject to the special requirements referred to in section 2.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1377.

4. Sheets No. W5 and W6 of the District Maps are amended by marking the lands referred to in section 2 of this by-law, S-1377.

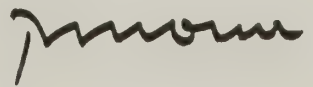
5. By-laws No. 83-217 and 89-276 are hereby repealed in their entirety.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 25th day of March A.D. 1997

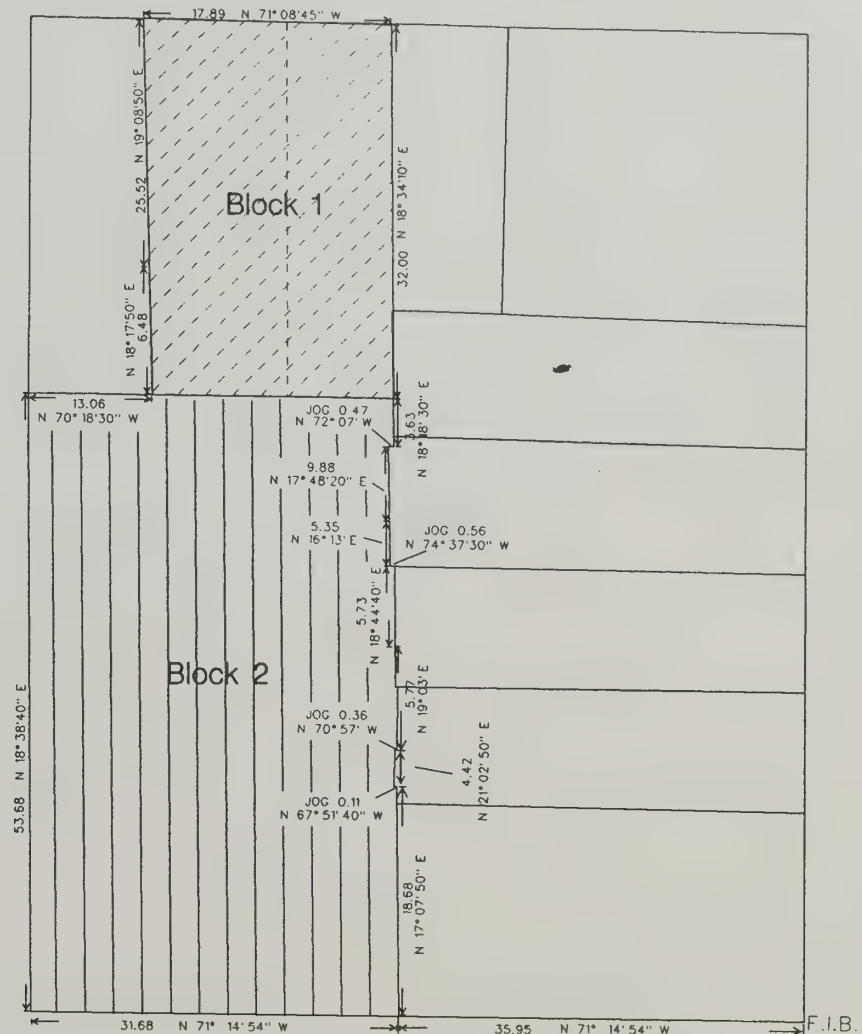


CITY CLERK

MAYOR

CHARLTON AVENUE WEST



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-050
Passed the 25th day of March, 1997.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 97-050
to Amend By-Law No. 6593

Planning and Development Department

Legend
Modification to:

Block 1



"E-1" (Multiple Dwellings, Lodges, Clubs, etc.)
District.

Block 2



Further modification to the "E-1" (Multiple
Dwellings, Lodges, Clubs, etc.) District.



Scale
NOT TO SCALE
Date
Feb. 1997

Reference File No.
ZAC-96-12
Drawn By
Jason Moores

The Corporation of the City of Hamilton

BY-LAW NO. 97 - 56

To Amend:

Zoning By-law No. 6593
As Amended by By-law No. 96-170

Respecting:

**LANDS LOCATED WEST OF WEST FIFTH STREET, SOUTH OF THE
PROPOSED MOUNTAIN FREEWAY AND NORTH OF CHESTER STREET**

WHEREAS By-law No. 96-170, passed by the Council of The Corporation of the City of Hamilton on the 8th day of October, 1996, rezoned the above-mentioned lands from "AA" (Agricultural) District to "C"- 'H' (Urban Protected Residential, etc. - Holding) District, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS Section 2 of By-law No. 96-170 provides for that upon the applicant applying for and receiving approval by the Region of Hamilton-Wentworth of a Plan of Subdivision, the 'H' symbol shall be removed by amendment to By-law No. 96-170;

AND WHEREAS the Plan of Subdivision "Orchards North Addition" was draft approved by the Region of Hamilton-Wentworth on January 14, 1997;

AND WHEREAS the Corporation of the Corporation of the City of Hamilton, in adopting Section 2 of the Fourth Report of the Planning and Development Committee at its meeting of March 11, 1997, directed that By-law 96-170 be amended to remove the 'H' (Holding) symbol in respect of the above lands;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The 'H' (Holding) symbol affixed by By-law No. 96-170, passed on the 8th day of October 1996, to the "C" (Urban Protected Residential, etc.) District designation of Block 1, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", is hereby removed and the development of the land may proceed in accordance with the "C" (Urban Protected Residential, etc.) District provisions of Zoning By-law No. 6593.
2. Sheet No. W-9B of the District Maps, appended to and forming part of Zoning By-law No. 6593, as amended by By-law No. 96-170, is further amended by changing from "C"- 'H' (Urban Protected Residential, etc. - Holding) District to "C" (Urban Protected Residential, etc.) District, the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" (Urban Protected Residential, etc.) District provisions of Zoning By-law No. 6593.

4. By-law No. 6593, as amended by By-law 96-170, is further amended by adding this by-law to section 19B as Schedule S-1367a.

5. Sheet No. W-9B of the District Maps, as amended by By-law No. 96-170, is further amended by marking the lands referred to in section 2 of this by-law, S-1367a.

PASSED this 8th day of April A.D. 1997



CITY CLERK



MAYOR

(1997) 4 R.P.D.C. 2, March 5
Mike & Gus Holdings Ltd., Owner
ZAC-97-03

NORTHEAST CORNER OF
LOT 16, CONCESSION 7

WEST

FIFTH

STREET

442.57
N 16° 52' 20"E

60.96
N 70° 59' 10"W
20.12
N 16° 52' 20"E

30.15
N 70° 59' 10"W

20.12
N 16° 52' 20"E

55.13
N 70° 59' 10"W

ANNABELLE STREET

20.12
N 16° 52' 20"E

80.39
N 70° 59' 10"W

20.12
N 16° 52' 20"E

346.03
N 70° 59' 10"W

180.46
N 70° 59' 10"W

CHESLEY STREET

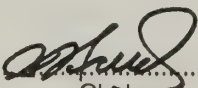
NORTHWEST CORNER OF
LOT 16, CONCESSION 7

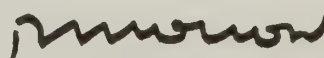
442.41
N 17° 00' 30"E

40.24
N 17° 00' 30"E

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-...56.
Passed the ...8th day of ...April..., 1997.


Clerk


Mayor

City of Hamilton

Schedule A
Map Forming Part of
By-Law No. 97-...56....
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:



"C"-H' (Urban Protected Residential, etc. -
Holding) District to "C" (Urban Protected
Residential, etc.) District.

North



Scale
Not to Scale

Date
March 1997

Reference File No.
ZA-97-03

Drawn By
J.M.

The Corporation of the City of Hamilton

BY-LAW NO. 97-073

To Amend:

Zoning By-law No. 6593

1. **TO DEFINE "CHARITY GAMING CLUB", "TABLE GAMES" AND "VIDEO LOTTERY TERMINALS (VLT)"**
2. **TO PERMIT A CHARITY GAMING CLUB AND VIDEO LOTTERY TERMINALS WITHIN THE DOWNTOWN AREA**

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1 of the 6th Report of the Planning and Development Committee at its meeting held on the 8th day of April 1997, recommended that By-law No. 6593 be amended to provide for a general text amendment to the said by-law to define "charity gaming club", "table games" and "video lottery terminals (VLT)" and to define the Areas within which the said uses may be permitted, as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Zoning By-law No. 6593 is amended by adding a new Schedule "M", annexed hereto as Schedule "A" and forming part of this by-law, as follows:

"Schedule "M" to Zoning By-law No. 6593 - Location of Charity Gaming Clubs"

2. Section 2.(2)D. of Zoning By-law No. 6593 is amended by adding the following new definition:

"(ibb) **"Charity Gaming Club"** shall mean any premises or parts thereof, containing table games and/or video lottery terminals.

For the purpose of this subclause;

- (a) **"Table Games"** shall mean games played at a Charity Gaming Club and shall include blackjack, baccarat, roulette, poker and any other such games approved by the Gaming Control Commission; and

- (b) "Video Lottery Terminals" shall mean machines or devices that allow a person to play a lottery scheme upon payment of money where that play may result in the receipt of a credit that can be redeemed for further play or money. Provided that, video lottery terminals are only permitted and used in conjunction with a charity gaming club."

3. Section 14 of Zoning By-law No. 6593 is amended by adding the following subclause:

"14.(1)(xviib) A charity gaming club, provided that:

- (a) it is located within the Area shown on Schedule "M"; and,
- (b) no institutional or residential uses, except a hotel, are permitted within the same building, unless such institutional or residential use, is
 - (i) functionally completely segregated from the charity gaming club, including pedestrian movement to and from such residential or institutional use; and
 - (ii) not interrupted by or projected into or through, any area otherwise,
 - A. accessory, incidental, allocated to or continuous with the charity gaming club, or
 - B. within any area devoted to the charity gaming club."

4. Section 15 of Zoning By-law No. 6593 is amended by adding the following subclause:

"15.(1)(xiva) A charity gaming club, provided that:

- (a) it is located within the Area shown on Schedule "M"; and,
- (b) no institutional or residential uses, except a hotel, are permitted within the same building, unless such institutional or residential use, is
 - (i) functionally completely segregated from the charity gaming club, including pedestrian movement to and from such residential or institutional use; and
 - (ii) not interrupted by or projected into or through, any area otherwise,
 - A. accessory, incidental, allocated to or continuous with the charity gaming club, or
 - B. within any area devoted to the charity gaming club."

5. Section 15A of Zoning By-law No. 6593 is amended by adding the following subclause:

"15A.(1)(xxiiia) A charity gaming club, provided that:

- (a) it is located within the Area shown on Schedule "M"; and,
- (b) no institutional or residential uses, except a hotel, are permitted within the same building, unless such institutional or residential use, is
 - (i) functionally completely segregated from the charity gaming club, including pedestrian movement to and from such residential or institutional use; and
 - (ii) not interrupted by or projected into or through, any area otherwise,
 - A. accessory, incidental, allocated to or continuous with the charity gaming club, or
 - B. within any area devoted to the charity gaming club."

6. Section 15B of Zoning By-law No. 6593 is amended by adding the following paragraph:

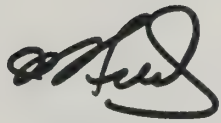
"15B.(3)(b) 21. A charity gaming club, provided that:

- 1. it is located within the Area shown on Schedule "M"; and,
- 2. no institutional or residential uses, except a hotel, are permitted within the same building, unless such institutional or residential use, is
 - (a) functionally completely segregated from the charity gaming club, including pedestrian movement to and from such residential or institutional use, referred to in clauses (a) and (c) of this subsection; and,
 - (b) not interrupted by or projected into or through, any area otherwise,
 - (i) accessory, incidental, allocated to or continuous with the charity gaming club, or
 - (ii) within any area devoted to the charity gaming club."

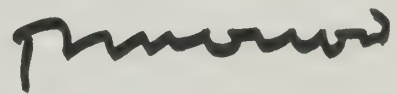
7. In all other respects, By-law No. 6593, as amended, is hereby confirmed, unchanged.

8. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 29th day of April A.D. 1997



CITY CLERK



MAYOR

(1997) 6 R.P.D.C. 1, April 8
City Initiative 96-G

A detailed street map of a neighborhood in Victoria, British Columbia, Canada. The map shows a grid of streets with a large area outlined in a thick black line. The outlined area is bounded by York Blvd to the north, Main St W to the south, and Wellington St N to the east. The streets shown include York Blvd, Cannon St W, York Blvd, Market St N, King St W, Caroline St, Bay St N, Main St W, Hunter St W, James St S, John St S, Walnut St S, Walnut St S, Ferguson Ave S, Main St E, Wellington St N, Victoria Ave N, and King St E. The map is oriented with North at the top.


Clerk

* Robert M. ...
Mayor

Planning and Development Department

North



Date _____

W. B.

The Corporation of the City of Hamilton

BY-LAW NO. 97-074

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NOS. 350-360 KING STREET EAST

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "CR-3" (Commercial-Residential) District provisions, as contained in Section 15B. of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 15B.(3)(a) of Zoning By-law No. 6593, the following uses shall be permitted within the second or third floors of the existing building:
 - (i) a senior citizens facility containing a maximum of seventy-five (75) "housekeeping dwelling units" shall be located within the second floor;
 - (ii) dining rooms used in conjunction with the senior citizens facility shall be located on the second floor;
 - (iii) lounges, common spaces, kitchens, laundry facilities, chapel and offices used in conjunction with the senior citizens facility shall be located within the third floor;
- (b) notwithstanding Section 15B.(17)(b) of Zoning By-law No. 6593, the residential portion of a joint residential use and commercial use shall have a gross floor area of not more than 31,100 m² (334,757 sq.ft.) and a commercial gross floor area of not more than 6,055 m² (65,177 sq.ft.);
- (c) Subsections 15B.(18)(a)(i) and 15B.(18)(a)(ii) of Zoning By-law No. 6593 shall not apply for the purposes of calculating gross floor area;

- (d) notwithstanding Table 1 of Section 18A. of Zoning By-law No. 6593, a minimum of 1 parking space per 3 persons who may be lawfully accommodated shall be required for a senior citizens facility containing not more than seventy-five (75) "housekeeping dwelling units";
- (e) for the purpose of this By-law, a senior citizens facility means a facility within which all residents are at least 60 years of age or older.

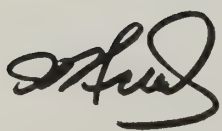
2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "CR-3" District provisions, subject to the special requirements referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1375.

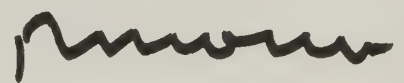
4. Sheet No. E-13 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1375.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

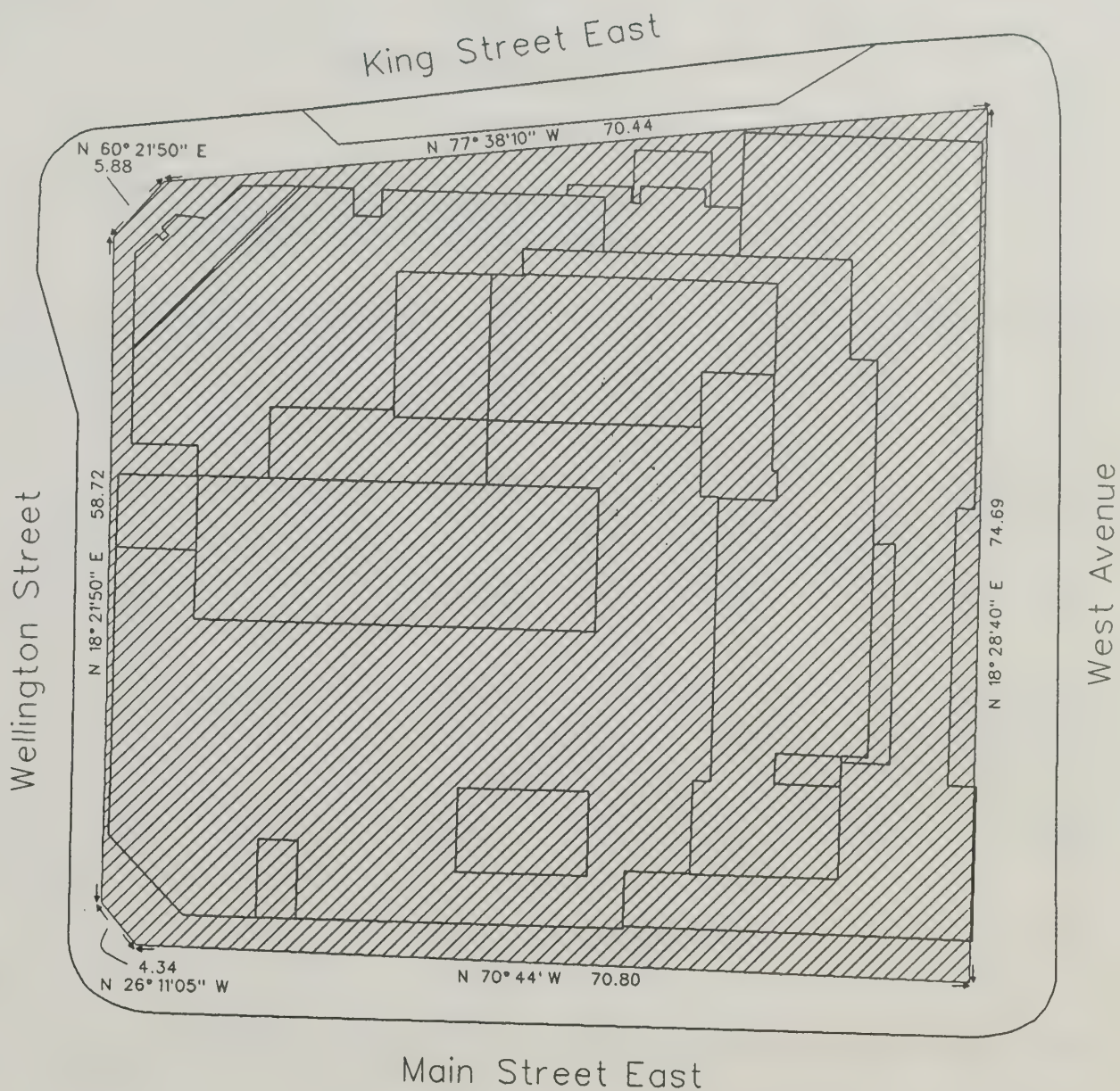
PASSED this 29th day of April A.D. 1997



CITY CLERK

MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-074
Passed the 29th day of April, 1997.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 97-074

Planning and Development Department

Legend



Modification to the established
"CR-3" (Commercial-Residential) District
Regulations.

North



Scale
NOT TO SCALE

Date
March 1997

Reference File No.

ZA-96-16

Drawn By

J.M.

The Corporation of the City of Hamilton

BY-LAW NO. 97- 104

To Repeal:

Zoning By-law No. 96-114

Respecting:

**LANDS LOCATED AT MUNICIPAL NOS.
775 AND 779 UPPER WENTWORTH STREET**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 96-114 on the 25th day of June 1996 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "HH" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 96-124 on the 9th day of July 1996 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "HH" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS it is expedient to repeal By-law No. 96-114 as it is redundant.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-law No. 96-114, passed on the 25 day of June 1996, is hereby repealed in its entirety.
2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 13th day of May A.D. 1997



CITY CLERK



MAYOR

The Corporation of the City of Hamilton

BY-LAW NO. 95- 106

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 121 AUGUSTA STREET

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 131, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Sections 4, 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "L-mr-2" (Planned Development - Multiple Residential) District provisions, as contained in Section 17B of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,
 - (a) notwithstanding Section 17B(4) of Zoning By-law No. 6593, the following shall be permitted:
 - (i) general offices, only within the existing building;
 - (ii) a ground sign in the front yard of an area of not more than 1.2 square metres and a height of not more than 1.2 m and either non-illuminated or illuminated by non-flashing, indirect, or interior means only;
 - (b) notwithstanding Section 18A(7) of Zoning By-law No. 6593, three of the required parking spaces shall have a length of not less than 5.2 m;
 - (c) Section 18A(9) of Zoning By-law 6593 shall not apply to the required loading space;
 - (d) Section 18A(11)(b) of Zoning By-law 6593 shall not apply;
 - (e) notwithstanding Section 18A(12)(c) of Zoning By-law 6593, a visual barrier of not less than 1.0 m in height shall be provided and maintained along the easterly lot line adjoining the parking area;
 - (f) Section 18A(14) of Zoning By-law 6593 shall not apply.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "L-mr-2" District provisions, subject to the special requirements referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1345.

4. Sheet No. E-5 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1345.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 13th day of May A.D. 1997



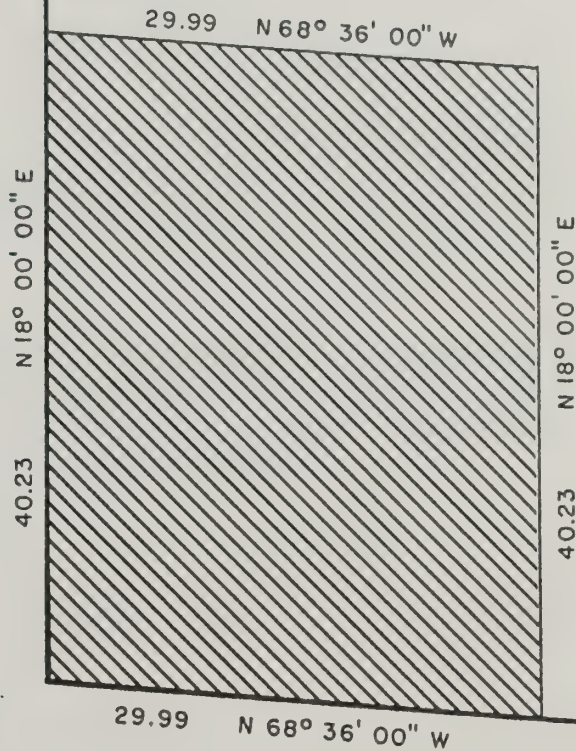
CITY CLERK



MAYOR

(1995) 17 R.P.D.C. 4, August 29
Community Adolescent Network of Hamilton, Owner
ZAC-95-20

BAILLIE STREET



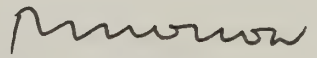
AUGUSTA STREET

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-106.
Passed the 13th day of May, 1997.



Clerk



Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 97-106
to Amend By-Law No. 6593

Planning and Development Department

Legend



Modification to the established
"L-mr-2" (Planned Development-
Multiple Residential) District.

North



Scale
Not to Scale

Date
May 1997

Reference File No.
ZAR-95-20

Drawn By
FAB

The Corporation of the City of Hamilton

BY-LAW NO. 97- 107

To Amend:

Zoning By-law No. 6593

Respecting:

**LAND LOCATED WEST OF OMNI BOULEVARD,
SOUTH OF UPPER HORNING ROAD
AND NORTH OF STONE CHURCH ROAD WEST**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish a special requirement under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-9B of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, the land comprised in Blocks 1 and 2; and
- (b) by changing from "D" (Urban Protected Residential - One and Two-Family Dwellings, etc.) District to "C" (Urban Protected Residential, etc.) District, the land comprised in Blocks 3 and 4,

the extent and boundaries of each of which Blocks 1, 2, 3 and 4 are shown on a plan hereto annexed as Schedule "A".

2. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands comprised in Blocks 2 and 4, are amended to the extent only of the special requirement that,

- (a) notwithstanding Section 9.(3)(i) of Zoning By-law No. 6593, the minimum front yard shall be provided and maintained in accordance with Schedule "B", hereto annexed and forming part of this by-law.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirement referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1380.

5. Sheet No. W-9B of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1380.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 13th day of May A.D. 1997

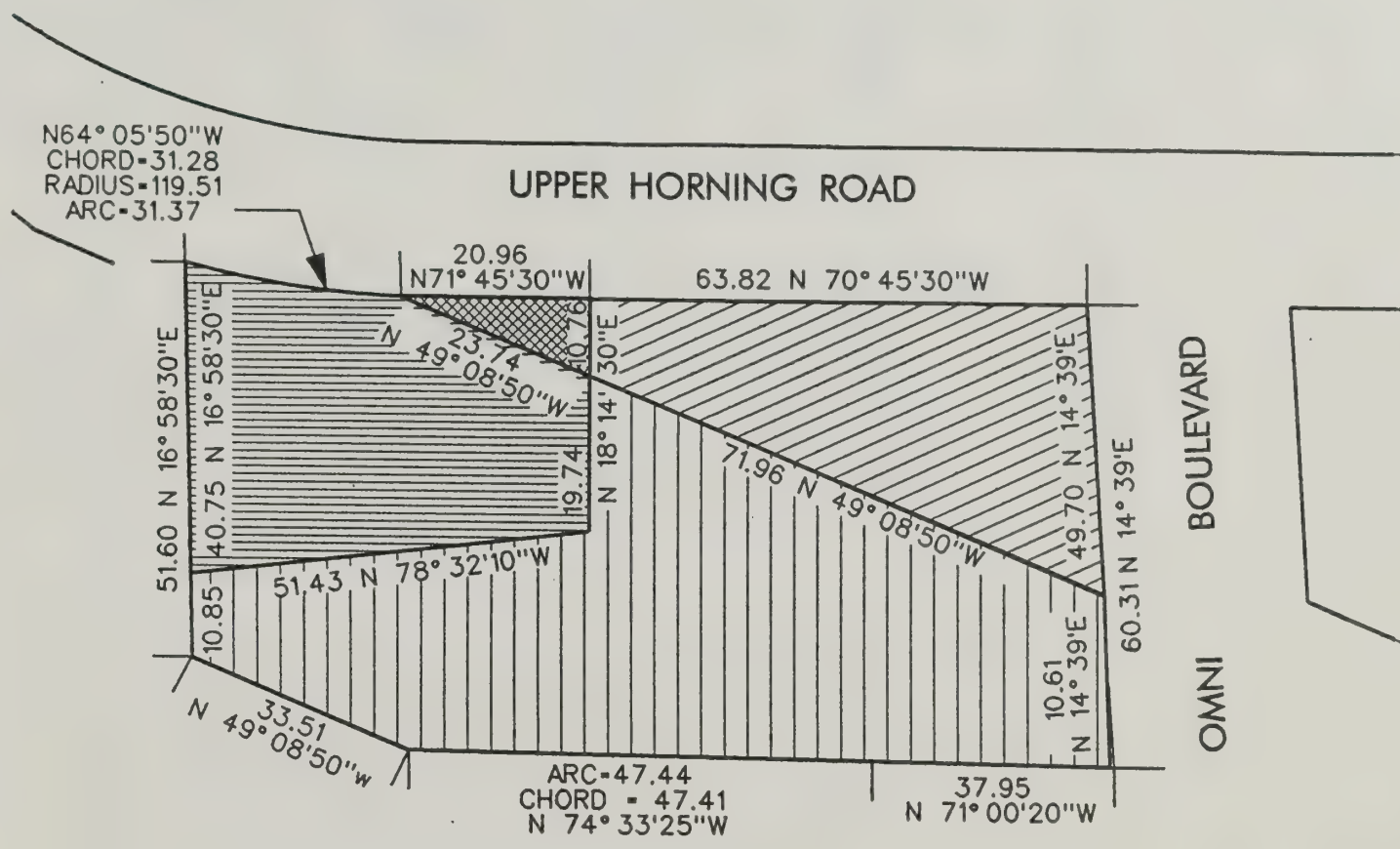


CITY CLERK



MAYOR

(1997) 8 R.P.D.C. 1, May 13
Frank Mulas Construction Ltd.,
DiCenzo Construction and
Sunshine Construction Inc., Owners
Amended ZAC-97-10



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-107
Passed the 13th day of May, 1997.

[Signature]

Clerk

[Signature]

Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 97-107

to Amend By-Law No. 6593

Planning and Development Department

Legend change in Zoning:



BLOCK 1 From "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District; and,



BLOCK 2 From "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District modified;



BLOCK 3 From "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District to "C" (Urban Protected Residential, etc.) District; and,



BLOCK 4 From "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District to "C" (Urban Protected Residential, etc.) District, modified.

North



Scale
NOT TO SCALE

Date
May 1997

Reference File No.
ZAC-97-10

Drawn By
S.H.

N64°05'50"W
CHORD=31.28
RADIUS=119.51
ARC=31.37



This is Schedule "A" to By-Law No. 97-107
Passed the 13th day of May, 1997.

Clerk

Mayor

City of Hamilton

Map Forming Part of
By-Law No. 97- 107

to Amend By-Law No. 6593

Planning and Development Department

Legend
change in Zoning:



Building Envelopes

North



Scale
NOT TO SCALE

Date
APRIL 1997

Reference File No.
ZAC-97-10

Drawn By
D. L.

The Corporation of the City of Hamilton

BY-LAW NO. 97- 112

To Amend:

Zoning By-law No. 6593

Respecting:

PARKING STANDARDS FOR SINGLE-FAMILY DWELLINGS

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1 of the 4th Report of the Planning and Development Committee at its meeting held on the 11th day of March 1997, recommended that By-law No. 6593 be amended to provide for a general text amendment to the said by-law with respect to the parking standards for single-family dwellings and associated technical definitions, as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Subsection 2.(2)J.(xxi) of Zoning By-law No. 6593 is amended by deleting the existing definition of "'Storey, Attic" or "Storey, Half"' and replacing it with the following:

"(xxia) **"Storey, Attic"** shall mean the portion of a building situated wholly, or in part, within the roof and which is not a half-storey;

(xxib) **"Storey, Half"** shall mean the portion of a building situated wholly or in part within a sloping roof and in which:

(a) there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.3 m (7 feet, 7 inches) over a floor area equal to at least fifty percent of the area of the floor; or,

(b) there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.1 m (6 feet, 11 inches) over all of the area of the floor."

2. Section 18A of Zoning By-law No. 6593 is amended by adding two new clauses (7a) and (7b) as follows:

- "(7a) Notwithstanding Subsection (7), for a single family dwelling where more than 1 parking space is provided in an attached garage, then an open stairway may project into the length of the required parking space not more than 0.75 metre provided that the height of the stairway does not exceed 0.5 metre."
- (7b) Where a dwelling is constructed with an attached garage, then the finished level of the garage floor shall be a minimum of 0.3 metres above grade."

3. Column 1 and Column 2 of TABLE 1 of Section 18A. of Zoning By-law No. 6593 is amended by deleting paragraph 1.(a) and replacing it with the following:

"1. Residential Uses

- (a) Single family dwelling
- (a) 2 parking spaces for each Class A dwelling unit, for the first 8 habitable rooms in the dwelling unit plus 0.5 parking space for each additional habitable room;"

4. Subsection 18A.(10) of Zoning By-law No. 6593 is deleted in its entirety and replaced with the following:

"sufficient space additional to required parking space shall be provided and maintained on the same lot on which the parking space is located, in such a manner as to enable each and every parking space to be unobstructed and freely and readily accessible from within the lot, without moving any vehicle on the lot or encroaching on any designated parking or loading space."

5. Subsection 18A. of Zoning By-law No. 6593 is amended by adding a new clause (14h) as follows:

"For the purpose of a single family dwelling, the following shall apply:

- (i) only one of the required parking spaces may be located in the front yard, and
- (ii) notwithstanding subsection 10, only the accessibility to one of the required parking spaces may be obstructed by any other required parking spaces."

6. Subsection 18A.(14d), (14f) and (14g) of Zoning By-law No. 6593 are amended by replacing the word "and" with a comma after (14a) and adding the words "and (14h)" after (14b) in the first phrase of each clause and the phrases shall read as follows:

(14d) "For the purpose of clauses (14a), (14b) and (14h),"

(14f) "Notwithstanding clauses (14a), (14b) and (14h),"

(14g) "Except as provided for in clauses (14a), (14b) and (14h),"....

7. Subsection 18A.(32) of Zoning By-law No. 6593 is deleted in its entirety and replaced with the following:

"Sufficient space additional to required loading space shall be provided and maintained on the same lot on which the loading space is located, in such a manner as to enable each and every loading space to be unobstructed and freely and readily accessible from within the lot, without moving any vehicle on the lot or encroaching on any designated parking or loading space."

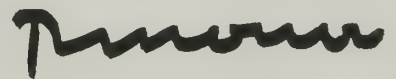
8. In all other respects, By-law No. 6593, as amended, is hereby confirmed, unchanged.

9. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 27th day of May A.D. 1997



CITY CLERK



MAYOR

The Corporation of the City of Hamilton

BY-LAW NO. 97- 132

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 412 ABERDEEN AVENUE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 139, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Sections 4, 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District provisions, as contained in Section 10 of Zoning By-law No. 6593, applicable to the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" are amended to the extent only of the special requirements that,

(a) notwithstanding Section 10.(1) of Zoning By-law No. 6593, the following shall be permitted:

(i) the sale or lending of new books and a second-hand goods shop involving only the sale or lending of used books carried on for remuneration entirely within the existing dwelling by an owner residing in the dwelling unit as their principal place of residence, subject to the following requirement:

(a) the sale or lending of new books and a second-hand goods shop involving only the sale or lending of used books shall be located on the ground floor of the existing building, with a maximum floor area of 84 m² (895 sq. ft.); and,

(ii) one non-illuminated business identification sign which is a name plate or a ground sign, subject to the following requirements:

- (a) the area of any sign shall not exceed 0.2 m² (2.15 sq. ft.);
- (b) a ground sign shall be located a minimum of 3.0 m (9.84 ft.) from the front lot line and east side lot line; and,
- (c) a ground sign shall have a maximum height of 1.0 m (3.28 ft.).

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "D" District provisions, subject to the special requirements referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1381.

4. Sheet No. W-14 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1381.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

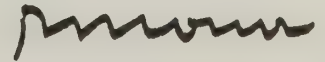
PASSED this 24th

day of June

A.D. 1997

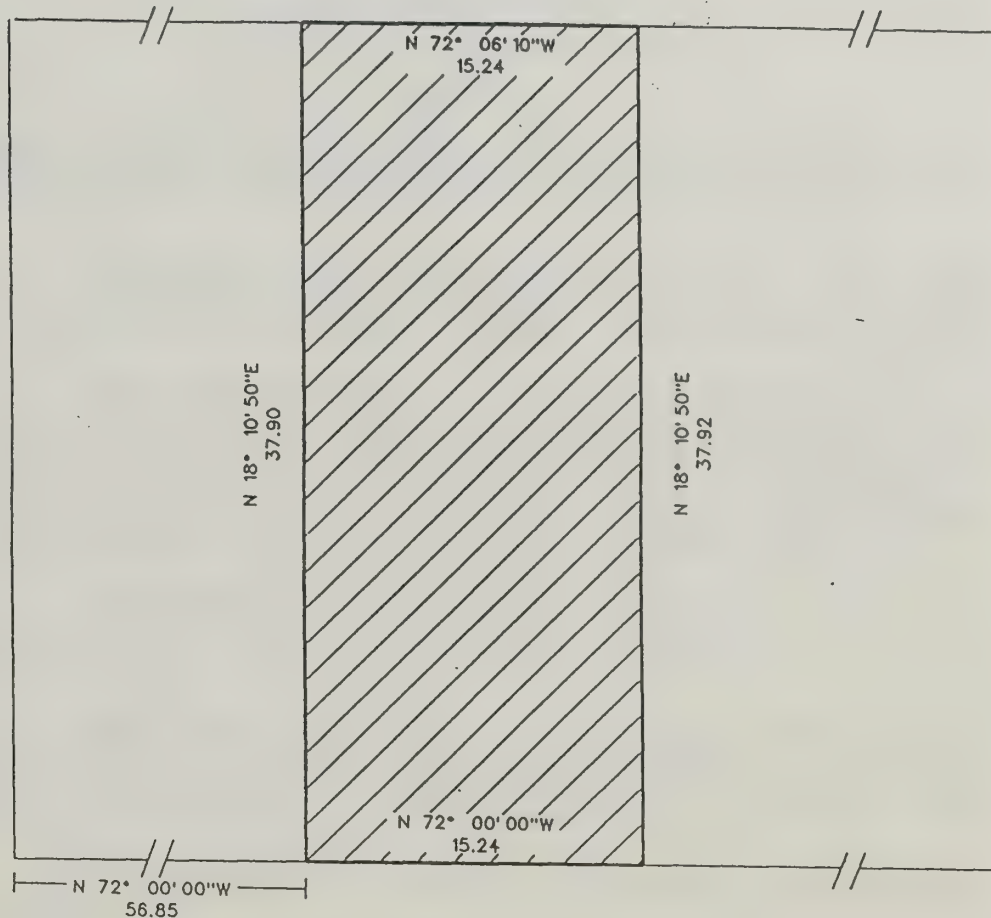


CITY CLERK

MAYOR

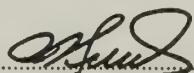
Dundurn Street South



Aberdeen Avenue

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-132..
Passed the ..24.th day ofJune....., 1997.


.....
Clerk


.....
Mayor

City of Hamilton

Schedule A

Map forming Part of
By-Law No. 97-132.....
to amend By-Law No.6593

Planning and Development Department

Legend



Lands to be regulated by
By-Law No. 97-132.....

North



Scale
Not to Scale

Date
May 1997

Reference File No.
ZAC-97-11

Drawn By
D.L.

The Corporation of the City of Hamilton

BY-LAW NO. 97- 134

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 89-246

Respecting:

**LANDS LOCATED AT THE SOUTH-WEST CORNER OF RYMAL ROAD EAST AND
RYCKMAN STREET KNOWN MUNICIPALLY AS NO. 30 RYMAL ROAD EAST**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 89-246 on the 29th day of August 1989 to change the zoning and to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "G-4" District, in respect of the land located at the south-west corner of Rymal Road East and Ryckman Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Ontario Municipal Board by its Order, dated the 5th day of June 1997, (Files No. Z 960074;O 960190), directed that By-law No. 89-246 be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 138, approved by the Ontario Municipal Board by its Order, dated the 5th day of June 1997, (Files No. Z 960074;O 960190).

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 2 of By-law No. 89-246 is amended by deleting clause (a) and replacing it with the following:

"(a) notwithstanding Section 13D.(1)B.(iv) of Zoning By-law No. 6593, the following **COMMERCIAL USE** shall be permitted:

1. Restaurant or refreshment room without dancing or other entertainment except music, on the following basis:

(i) a maximum of two restaurants with a total maximum gross floor area not to exceed 278.7 m² (3000 square feet) and a total maximum seating capacity of 80; and

(ii) no one restaurant shall exceed a total maximum gross floor area of 185.8 m² (2000 sq. ft.);"

2. Section 2 of By-law No. 89-246 is amended by adding thereto new clauses (b) and (c), as follows:

"(b) notwithstanding Section 13D.(1)B.(xvia) of Zoning By-law No. 6593, the following **COMMERCIAL USE** shall not be permitted:

1. A gun shop;

- (c) notwithstanding Section 13D.(1)B. of Zoning By-law No. 6593, the COMMERCIAL USES permitted in Section 14A of Zoning By-law No. 6593, shall be permitted, except for the following uses:

- (i) a brewers warehouse;
- (ii) a liquor dispensary;
- (iii) a hotel;
- (iv) a tavern;
- (v) a bowling alley;
- (vi) a billiard room
- (vii) a shooting gallery;
- (viii) a penny arcade;
- (ix) a public hall;
- (x) a music hall;
- (xi) a theatre;
- (xii) other place of amusement;
- (xiii) a massage parlour;
- (xiv) a public bath;
- (xv) an auctioneer's premise;
- (xvi) an auto body repair or auto body paint shop;
- (xvii) a billboard;
- (xviii) a roof sign;
- (xix) an automotive service station
- (xx) a car wash in conjunction with an automobile service station;
- (xxi) a public parking lot;
- (xxii) a fraternity or sorority house;
- (xxiii) a labour union hall;
- (xxiv) a district yard;
- (xxv) a college or university;
- (xxvi) a brew you own beer and wine shop;
- (xxvii) a butcher shop."

3. Section 2 of By-law No. 89-246 is amended by relettering clauses (b), (c) and (d) as (d), (e) and (f), respectively.

4. Clause (e) of Section 2 of By-law No. 89-246, as relettered, is amended by changing the letter "(b)" to "(d)" in the fifth line.

5. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "G-4" District provisions, subject to the special requirements referred to in section 2 of By-law No. 89-246 and sections 1 and 2 of this by-law.

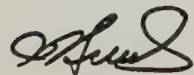
6. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1123a.

7. Sheets No. E-9D and E-9E of the District Maps are amended by marking the lands referred to in section 1 of By-law No. 89-246, S-1123a.

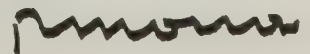
8. In all other respects, By-law No. 89-246 is hereby confirmed, unchanged.

PASSED this 24th day of June

A.D. 1997



CITY CLERK

MAYOR

P. and J. Zourntos, P. Hatzoglou,
A. Tuite and P. Mancini, Owners
Ontario Municipal Board Order, dated June 5, 1997

The Corporation of the City of Hamilton

BY-LAW NO. 97-136

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED AT THE REAR OF
MUNICIPAL NOS. 1170-1180 UPPER JAMES STREET**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-9B of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District to "C" - 'H' (Urban Protected Residential, etc. - Holding) District, the land comprised in Block 1; and
- (b) by changing from "AA" (Agricultural) District to "C" - 'H' (Urban Protected Residential, etc. - Holding) District, the lands comprised in Block 2 and 3,

the extent and boundaries of each of which Blocks 1, 2 and 3 are shown on a plan hereto annexed as Schedule "A".

2. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands comprised in Blocks 2 and 3, are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 9.(3)(ii) of Zoning By-law No. 6593, a side yard of a width of not less than 2.4 m shall be provided and maintained along the entire southerly lot line of Block 2;
- (b) a landscape area not less than 2.4 m in width shall be provided and maintained along the entire southerly boundary of Block 2, where the lot adjoins a commercial district;
- (c) notwithstanding section 9 of Zoning By-law No. 6593, only a 4.52 m planting strip shall be permitted on Block 3.

3. (a) The 'H' symbol applicable to the lands comprised in Blocks 1, 2 and 3 shall be removed conditional upon the applicant applying for and receiving approval of a Plan of Subdivision by the Region of Hamilton-Wentworth and approval of a landscape plan by the Director of Planning and Development for Block 2;

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands referred to in section 1 may at such time proceed in accordance with the "C" District provisions, subject to the special requirements referred to in section 2 of this by-law.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in section 2.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1366.

6. Sheet No. W-9B of the District Maps is amended by marking the lands referred to in section 1.(b) of this by-law, S-1366.

7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

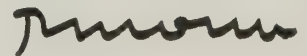
PASSED this 24th

day of June

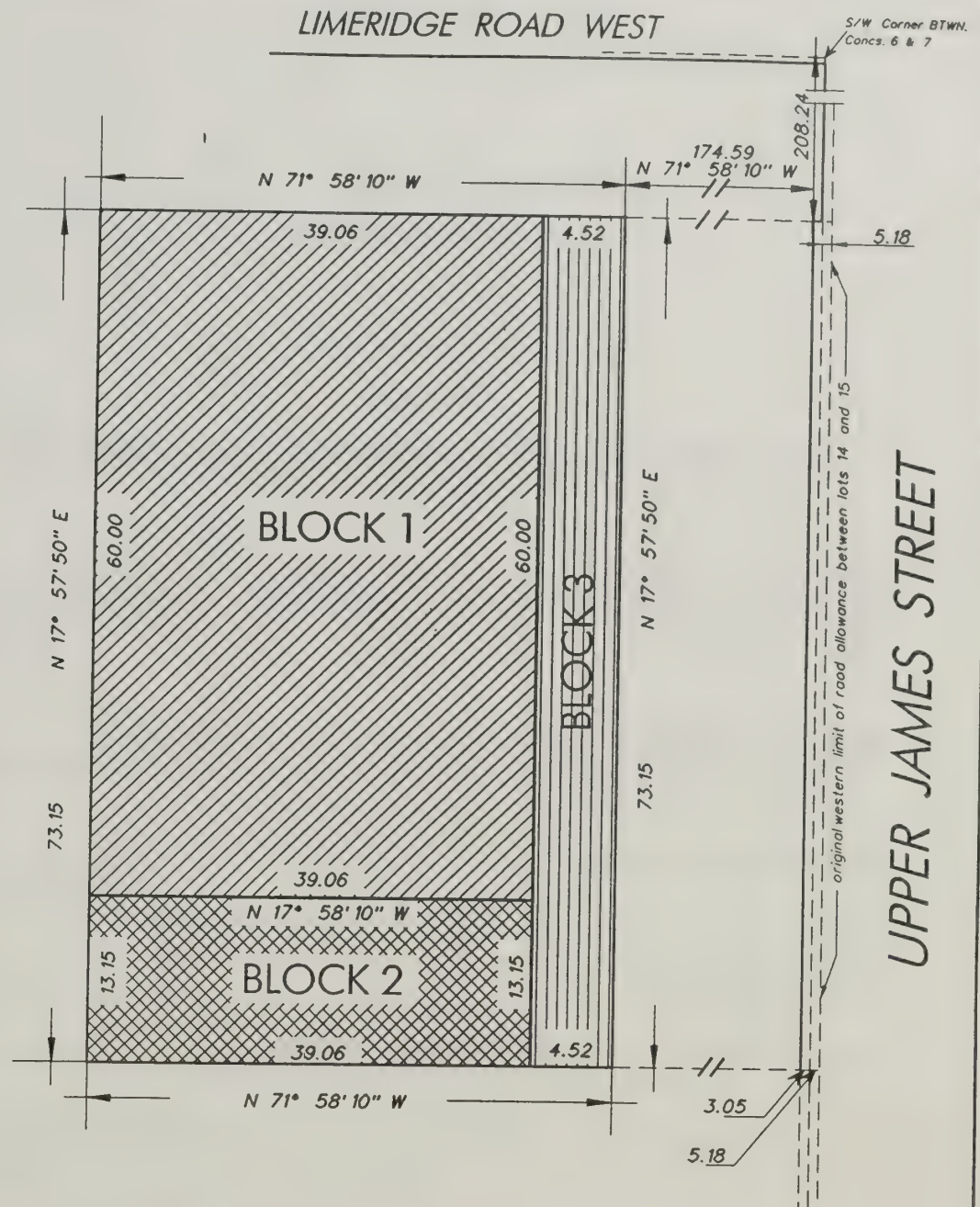
A.D. 1997



CITY CLERK

MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-136
Passed the 24th day of June, 1997.

[Signature]

Clerk

[Signature]

Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 97-136

to Amend By-Law No. 6593

Planning and Development Department

LEGEND

Proposed change in Zoning from:

- BLK 1  "AA" (Agricultural) District to "C"-H' (Urban Protected Residential, etc. - Holding) District
- BLK 2  "AA" (Agricultural) District to "C"-H' (Urban Protected Residential, etc. - Holding) District, Modified.
- BLK 3  "AA" (Agricultural) District to "C"-H' (Urban Protected Residential, etc. - Holding) District, Modified.

North



Scale
NOT TO SCALE

Date
May 1997

Reference File No.

ZA-95-01

Drawn By

W. B.

The Corporation of the City of Hamilton

BY-LAW NO. 97-138

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED ON THE NORTH SIDE OF BARTON STREET WEST,
EAST OF CROOKS STREET**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-11 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "K" (Heavy Industry, etc.) District to "L-mr-1" (Planned Development - Multiple Residential) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 24th

day of June

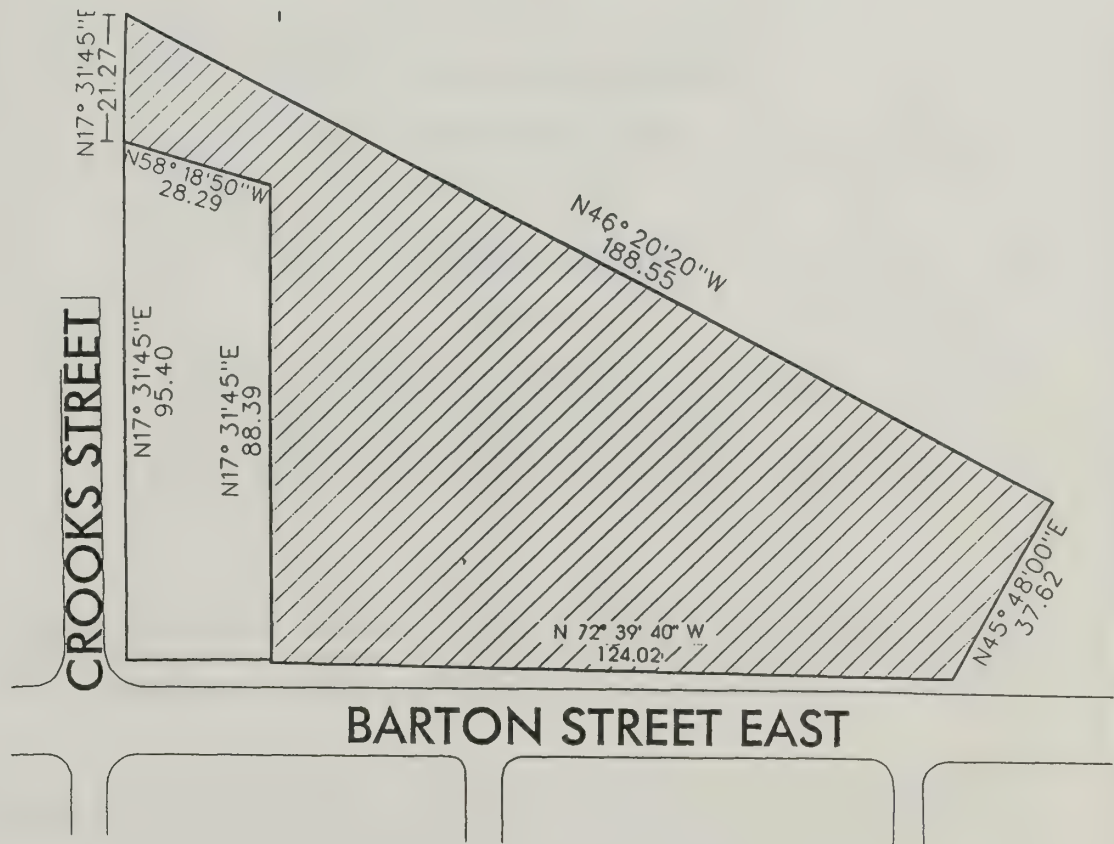
A.D. 1997.



CITY CLERK



MAYOR



[Signature]

Clerk

[Signature]

Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 97-...138.
to Amend By-Law No. 6593

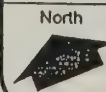
Planning and Development Department

Legend

Change In Zoning From:



"K" (Heavy Industry, etc.) District to "L-mr-1"
(Planned Development - Multiple Residential)
District



North

Scale
Not to Scale

Date
June 1997

Reference File No.
ZAR-97-15

Drawn By
S.H.

The Corporation of the City of Hamilton

BY-LAW NO. 97 - 139

To Amend:

Zoning By-law No. 6593

Respecting:

**LAND LOCATED WEST OF UPPER JAMES STREET
AND EAST OF WEST FIFTH STREET,
THE REAR PORTION OF 1187 WEST FIFTH STREET AND
1514 UPPER JAMES STREET AND 1468-1500 UPPER JAMES STREET**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 140, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Sections 4, 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-9D of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "RT-20" (Townhouse-Maisonette) District modified, to "G-1"- 'H' (Designed Shopping Centre - Holding) District, the land comprised in Block 1;
- (b) by changing from "AA" (Agricultural) District, to "G-1"- 'H' (Designed Shopping Centre - Holding) District modified, the land comprised in Block 2;
- (c) by changing from "C" (Urban Protected Residential, etc.) District, to "G-1"- 'H' (Designed Shopping Centre - Holding) District modified, the land comprised in Block 3; and,
- (d) by changing from "C" (Urban Protected Residential, etc.) District modified, to "G-1"- 'H' (Designed Shopping Centre - Holding) District modified, the land comprised in Block 4,

the extent and boundaries of each of which Blocks 1, 2, 3 and 4 are shown on a plan hereto annexed as Schedule "A".

2. (a) The 'H' symbol applicable to the land comprised in Blocks 1, 2, 3 and 4 shall be removed conditional upon,

- (i) the applicant/owner receiving approval of a storm water management study for Blocks 1 and 2 by the Commissioner of the Regional Environment Department; and,
- (ii) the applicant/owner applying for and receiving approval of a Site Plan Control Application from the City of Hamilton for Blocks 1, 2, 3 and 4;

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands comprised in Blocks 1, 2, 3 and 4 may at such time proceed in accordance with the "G-1" District provisions.

3. The "G-1" (Designed Shopping Centre) District provisions, as contained in Section 13A of Zoning By-law No. 6593, applicable to the land comprised in Blocks 1, 2, 3 and 4 are amended to the extent only of the special requirement that,

- (a) notwithstanding Section 13A.(1) of Zoning By-law No. 6593, only the following uses shall be permitted on Block 1:
 - (i) a day nursery;
 - (ii) a business or professional person's office;
 - (iii) a private club;
 - (iv) a library/museum;
 - (v) an art gallery; and,
 - (vi) a commercial school;
 - (vii) wall signs in accordance with the provisions of Section 13A.(1)(x) of Zoning By-law No. 6593;
- (b) notwithstanding Section 13A.(4)(a) of Zoning By-law No. 6593, a front yard of a depth of not less than 6.0 m shall be provided and maintained along the entire easterly boundary of Blocks 3 and 4;
- (c) notwithstanding Section 13A.(4)(a) of Zoning By-law No. 6593, no side yard shall be provided along the entire southerly boundary of Block 2;
- (d) notwithstanding Section 13A.(1)(xii) of Zoning By-law No. 6593, only one (1) shopping centre identification sign or business identification sign that is a ground sign and having a vertical dimension of not more than 6.0 metres, an aggregate area of vertical projection of not more than 1.0 square metres per 0.5 metres of street frontage of the lot, and located not less than 4.5 m from the Upper James Street street line shall be permitted;
- (e) notwithstanding clause 2.(2) J.(xb) of Zoning By-law No. 6593, one (1) directional sign at each point of ingress and egress, and each said sign of a size not exceeding 1.2 square metres (12.92 square feet) and the one ground sign referred to in the above clause (d) shall be permitted;
- (f) no sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illumination;

- (g) a minimum 6.0 m wide landscape area shall be provided and maintained along the entire easterly boundary of Blocks 3 and 4, except for any area used for driveway access;
- (h) a planting strip not less than 6.0 m in width and a visual/acoustical barrier between 1.8 m and 2.0 m in height shall be provided and maintained along the entire westerly lot line of Block 2, except for any area used for pedestrian access;
- (i) a planting strip not less than 6.0 m in width and a visual/acoustical barrier between 1.8 m and 2.0 m in height shall be provided and maintained along the entire northerly and westerly lot lines of Block 1;
- (j) notwithstanding Section 13A.(4) of Zoning By-law No. 6593, no southerly side yard shall be provided for the covered walkway that extends westerly for 105 m from the easterly boundary of Block 1.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "G-1" District provisions, subject to the special requirements referred to in section 3.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1382.

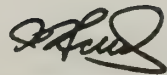
6. Sheet No. W-9D of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1382.

7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 24th

day of June

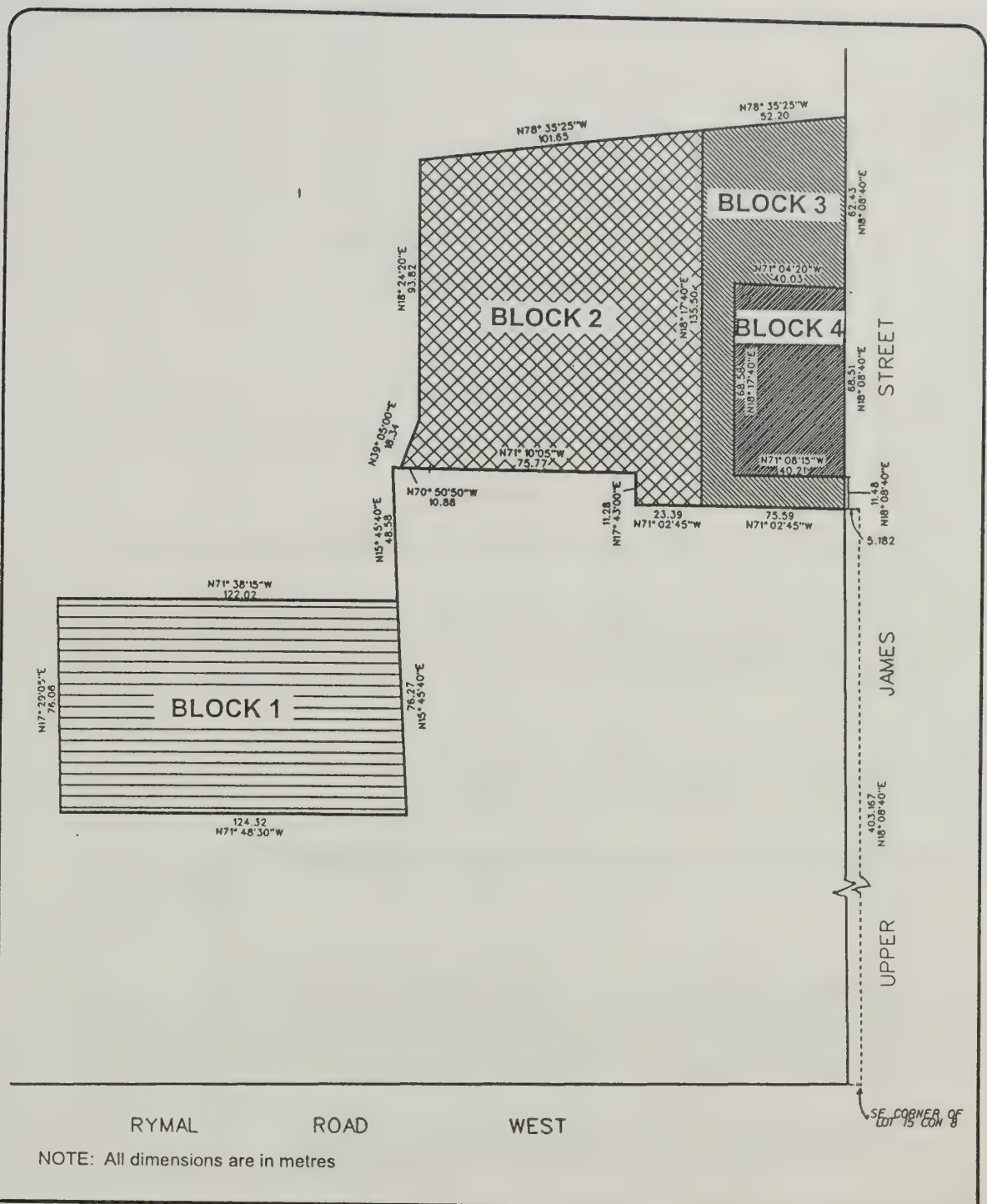
A.D. 1997



CITY CLERK




MAYOR



This is Schedule "A" to By-Law No. 97-...139.
Passed the 24th day of June, 1997.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 97-...139.
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

Block 1



"RT-20" (Townhouse-Maisonette) District modified to "G-1" -"H" (Designed Shopping Centre-Holding) District modified;

Block 2



"AA" (Agricultural) District modified to "G-1" -"H" (Designed Shopping Centre-Holding) District modified;

Block 3



"C" (Urban Protected Residential, etc.) District modified to "G-1" -"H" (Designed Shopping Centre-Holding) District modified;

Block 4



"C" (Urban Protected Residential, etc.) District modified to "G-1" -"H" (Designed Shopping Centre-Holding) District modified;



Scale
Not to Scale

Reference File No.
ZAC-97-08

Date June 1997

Drawn By D.L.

The Corporation of the City of Hamilton

BY-LAW NO. 97- 147

To Amend:

Zoning By-law No. 6593

As Amended by Zoning By-laws No. 92-197 and 93-117

Respecting:

LAND LOCATED AT MUNICIPAL NO. 195 FERGUSON AVENUE NORTH

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "E" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions, as contained in Section 11 of Zoning By-law No. 6593, as amended by By-laws No. 92-197 and 93-117, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

(a) notwithstanding Section 11(1) of Zoning By-law No. 6593, the following use shall be permitted on the first and second floor of the existing building located at No. 195 Ferguson Avenue North:

(i) a drop-in centre;

(b) for the purposes of the By-law a **Drop-in Centre** shall mean any building or portion thereof used for the purposes of providing counselling, professional and personal care services, guidance, religious services, recreational activities, cafeteria, temporary refuge and other similar community based activities, by a person or persons on a temporary basis and is operated by a non-profit organization but is not considered as a residential care facility, short term care facility, hostel or community centre;

(c) notwithstanding Section 18A of Zoning By-law No. 6593, the drop-in centre shall not be subject to the parking and loading requirements.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in

accordance with the "E" District provisions, subject to the special requirements referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1279b.

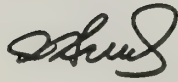
4. Sheet No. E-3 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1279b.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

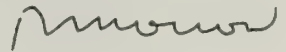
PASSED this 08th

day of July

A.D. 1997



CITY CLERK



MAYOR

(1997) 10 R.P.D.C. 6, June 24
Wesley Urban Ministries, Owner
ZAC-97-09

prepared June 24/97

BARTON STREET EAST

STREET

NORTHEAST CORNER OF
LOT 42, R.P. 287

N 17°57'06"E
135.162

STREET

87.926

N 71°32'50"W

115.140

54.951

N 17°57'06"E

AVENUE

ELGIN

N 18°00'40"E

N 70°26'20"W

39.996

N 18°00'40"E
27.990

25.613

N 18°00'40"E

N 71°30'20"W

33.000

18°00'40"E

22.387

N 71°31'30"W

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-147...
Passed the 08th day of July, 1997.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 97-147...
to Amend By-Law No. 6593

Planning and Development Department

Legend



Further Modification to the "E" (multiple Dwellings,
Lodges, Clubs, etc.) District.

North



Scale
Not to Scale

Date
June 1997

Reference File No.
ZAC-97-09

Drawn By
S.H.

The Corporation of the City of Hamilton

BY-LAW NO. 97-148

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED WEST OF UPPER KENILWORTH AVENUE AND
NORTH OF LIMERIDGE ROAD EAST**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-59A of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "DE-2" (Multiple Dwellings) District, modified, to "RT-30" (Street - Townhouse) District, the land comprised in Block "1";
- (b) by changing from "E-2" (Multiple Dwellings) District, modified, to "RT-30" (Street - Townhouse) District, the land comprised in Block "2";
- (c) by changing from "E-2" (Multiple Dwellings) District, modified, to "RT-30" (Street - Townhouse) District, the land comprised in Block "3";
- (d) by changing from "E-2" (Multiple Dwellings) District, modified, to "R-4" (Small Lot Single Family Dwelling) District, the land comprised in Block "4";
- (e) by changing from "E-2" (Multiple Dwellings) District, modified, to "R-4" (Small Lot Single Family Dwelling) District, the land comprised in Block "5";

the extent and boundaries of each of which Blocks 1, 2, 3, 4 and 5 are shown on a plan hereto annexed as Schedule "A".

2. The "RT-30" (Street - Townhouse) District provisions, as contained in Section 10F of Zoning By-law No. 6593, applicable to Blocks "1", "2" and "3", are amended to the extent only of the special requirement that;

- (a) in addition to the requirements of Section 10F.(4)(a) of Zoning By-law No. 6593, a minimum front yard having a depth of not less than 7.0 m shall be provided and maintained for a two storey Street Townhouse Dwelling.

3. The "RT-30" (Street - Townhouse) District provisions, as contained in Section 10F of Zoning By-law No. 6593, applicable to Block "3", are amended to the extent only of the special requirement that;

- (a) notwithstanding the requirements of Section 10F.(4)(c)(ii) of Zoning By-law No. 6593, a minimum westerly side yard having a width of not less than 1.2 m shall be provided and maintained.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "RT-30" District provisions, subject to the special requirements referred to in sections 2 and 3.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1378.

6. Sheet No. E-59A of the District Maps is amended by marking the lands referred to in section 1.(a)(b) and (c) of this by-law, S-1378.

7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 08th

day of July

A.D. 1997

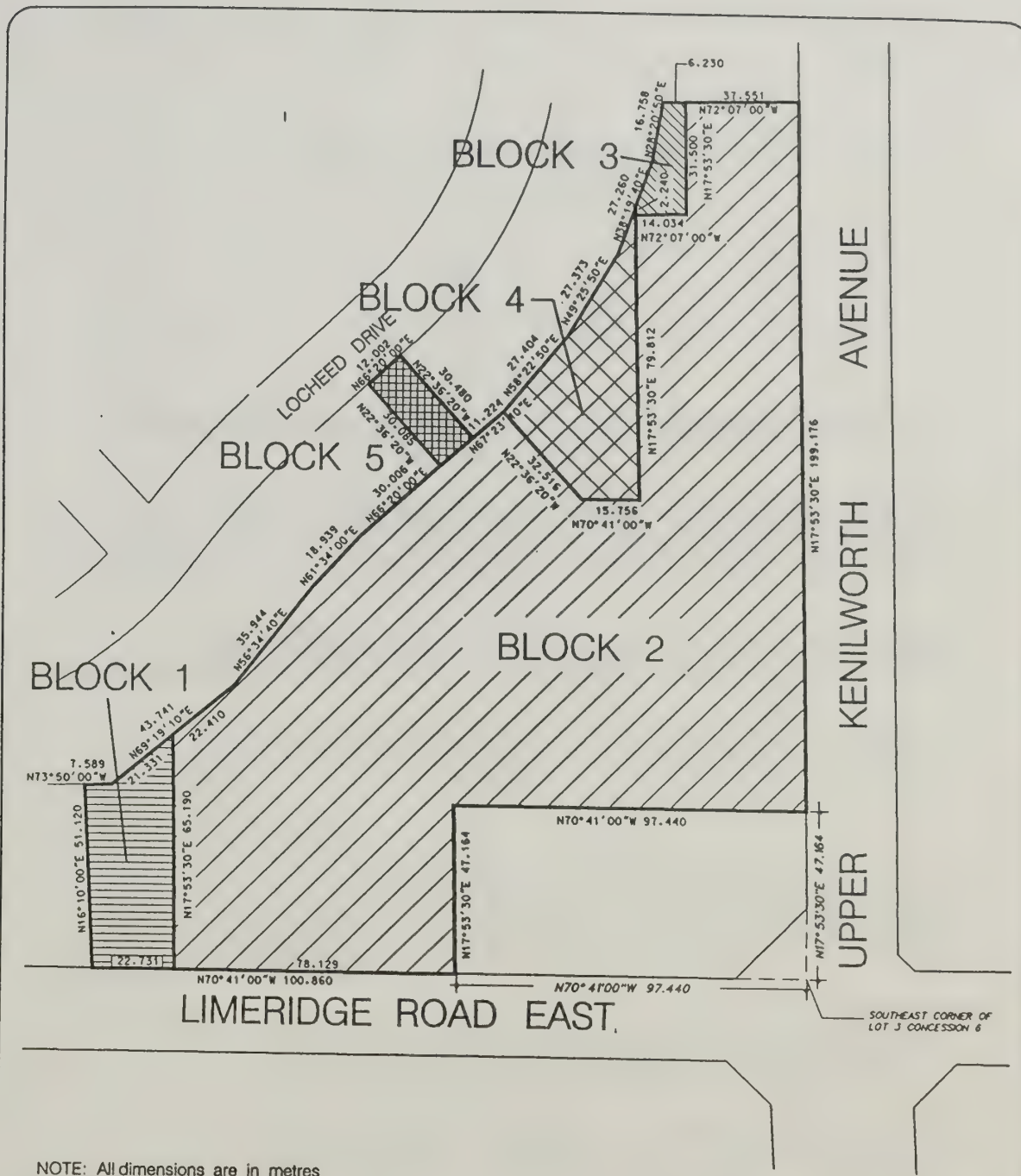


CITY CLERK



MAYOR

(1997) 10 R.P.D.C. 4.(f), June 24
822827 Ontario Inc., Owner
Amended ZAC-97-07



This is Schedule "A" to By-Law No. 97-148
 Passed the 08th day of July, 1997.

[Signature]
 Clerk

[Signature]
 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 97-148
 to Amend By-Law No. 6593

Planning and Development Department

Legend		Reference File No.
Change in Zoning from:		ZAC-97-07
Block 1	"DE-2" (Multiple Dwellings) District, modified, to "RT-30" (Street-Townhouse) District, modified	Drawn By
Block 2	"E-2" (Multiple Dwellings) District, modified, to "RT-30" (Street-Townhouse) District, modified	W. B.
Block 3	"E-2" (Multiple Dwellings) District, modified, to "RT-30" (Street-Townhouse) District, modified	
Block 4	"E-2" (Multiple Dwellings) District, modified, to "R-4" (Small Lot Single Family) District, modified	
Block 5	"E-2" (Multiple Dwellings) District, modified, to "R-4" (Small Lot Single Family) District	
North	Scale	
	NOT TO SCALE	
	Date	
	June 1997	

The Corporation of the City of Hamilton

BY-LAW NO. 97- 149

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 661 UPPER WELLINGTON STREET

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

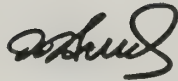
1. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,
 - (a) notwithstanding subsections 9(1) and (4) of Zoning By-law No. 6593, one semi-detached two family dwelling with a minimum lot width of 17 m and minimum lot area of 534 m² shall be permitted; and,
 - (b) where a dwelling is constructed with an attached garage, then the finished level of the garage floor shall be a minimum of 0.3 metres above grade.
2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in section 1.
3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1383.
4. Sheet No. E-16 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1383.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 08th

day of July

A.D. 1997

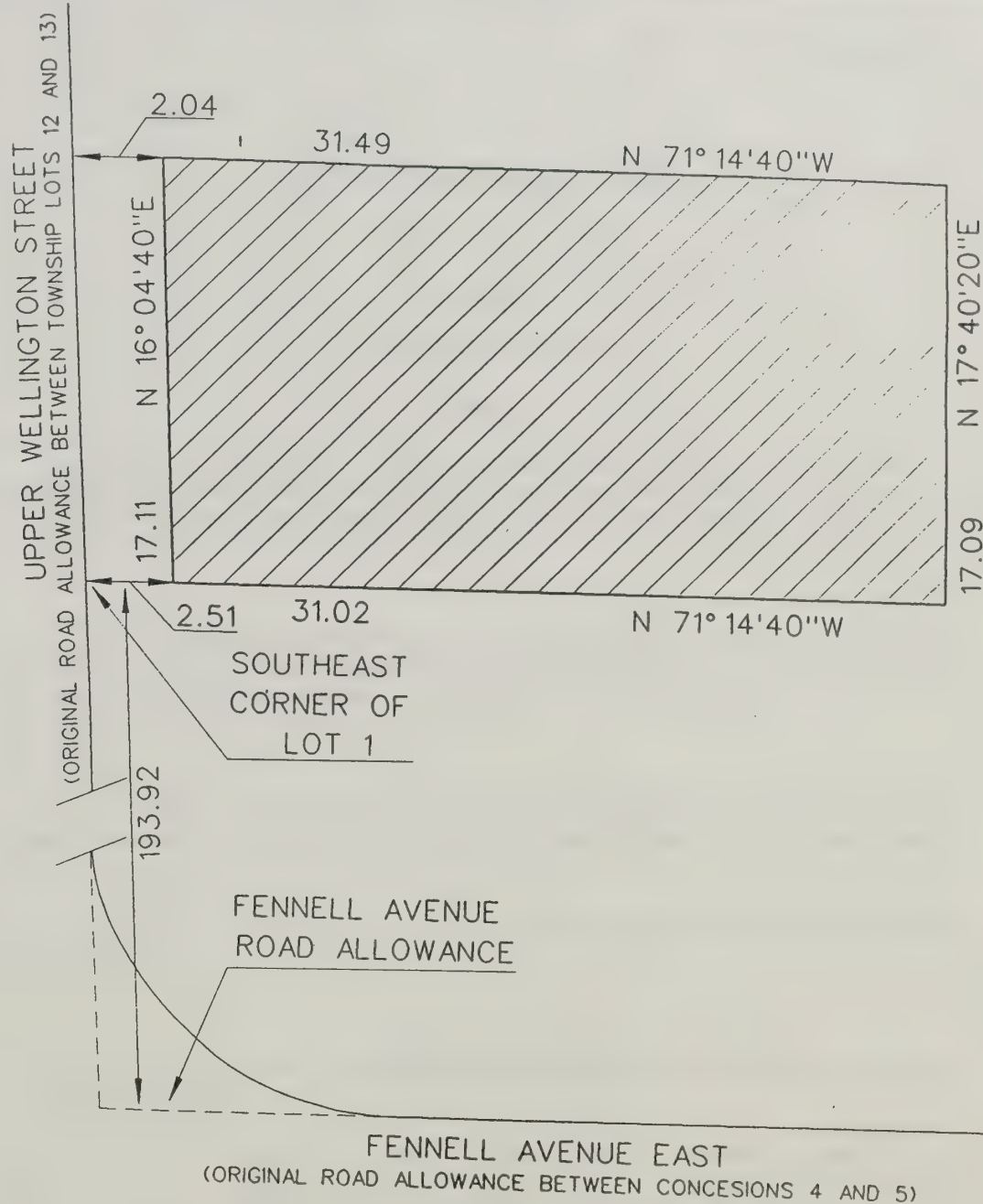


CITY CLERK



MAYOR

(1997) 10 R.P.D.C. 1, June 24
1104020 Ontario Inc. (D. and G. Ciarmella), Owner
ZAC-97-16



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-...14.9.
Passed the 08th day of July, 1997.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 97-...14.9.
to Amend By-Law No. 6593

Planning and Development Department

Legend



Modification to the "C" (Urban Protected Residential, etc.) District Regulations.

North



Scale
Not to Scale

Date
June 1997

Reference File No.
ZAC-97-16

Drawn By
S.H.

The Corporation of the City of Hamilton

BY-LAW NO. 97- 150

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT THE SOUTH-WEST CORNER OF KING WILLIAM STREET AND WENTWORTH STREET NORTH KNOWN MUNICIPALLLY AS 488 KING WILLIAM STREET AND 15 WENTWORTH STREET NORTH

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-13 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District to "H" (Community Shopping and Commercial, etc.) District, the land comprised in Block 1,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "H" (Community Shopping and Commercial, etc.) District provisions, as contained in Section 14 of Zoning By-law No. 6593, applicable to the lands shown as Blocks "1" and "2" on Schedule "A", annexed hereto and forming part of this by-law, are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 2.(2)(J).(xiii) of Zoning By-law No. 6593, for the purposes of this by-law the "Front Lot Line" shall be Wentworth Street North;
- (b) notwithstanding Section 14.(3)(ii)(a) of Zoning By-law No. 6593, a minimum side yard of 3.0 m shall be provided and maintained along the northerly lot line;
- (c) notwithstanding Section 14.(3)(iii)(c) of Zoning By-law No. 6593, a rear yard of a depth of at least 1.5 m shall be provided and maintained;

- (d) notwithstanding Section 18.(3)(vi)(b)(ii) of Zoning By-law No. 6593, a canopy shall not project into the required rear yard;

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "H" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1374.

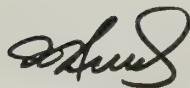
5. Sheet No. E-13 of the District Maps is amended by marking the lands referred to in section 2 of this by-law, S-1374.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *08th*

day of *July*

A.D. 1997



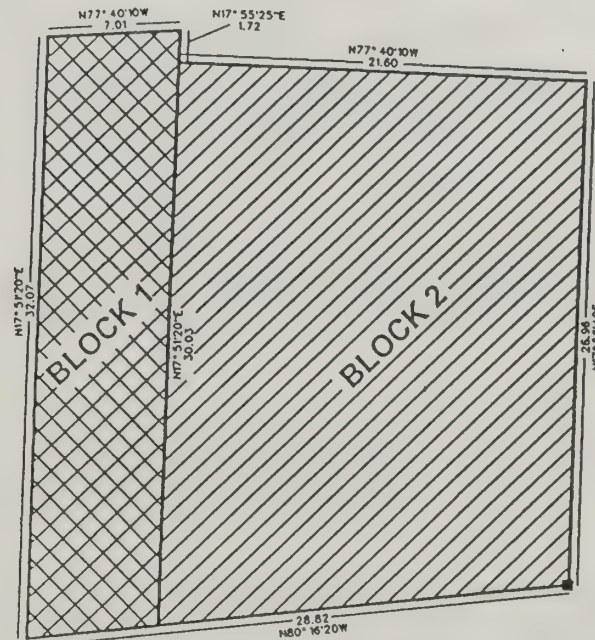
CITY CLERK




MAYOR

KING WILLIAM STREET

WENTWORTH STREET NORTH



KING STREET EAST

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-...150.
Passed the ...08th day of ...July..., 1997.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

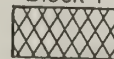
Map Forming Part of
By-Law No. 97-...150.
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

Block 1



"D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District to "H" (Community Shopping and Commercial, etc.) District, Modified

Block 2



Modification to the Established "H" (Community Shopping and Commercial etc.) District.

North



Scale
Not to Scale

Date
June 1997

Reference File No.
ZAC-96-15

Drawn By
D.L.

The Corporation of the City of Hamilton

BY-LAW NO. 97- 152

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 93-042

Respecting:

**LANDS LOCATED EAST OF SPRINGSIDE DRIVE,
SOUTH OF JACQUELINE BOULEVARD
AND WEST OF THE PROPOSED EXTENSION OF UPPER WELLINGTON STREET**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 93-042 on the 23rd day of February 1993 to change the zoning and to establish a special requirement under Section 19B of Zoning By-law No. 6593, for the "B-2" District, in respect of the lands located on the south side of Rymal Road East and west of the proposed extension of Upper Wellington Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 5 of the 10th Report of the Planning and Development Committee at its meeting held on the 24th day of June 1997, recommended that Zoning By-law No. 6593, as amended by By-law No. 93-042 be further amended to establish special requirements under Section 19B of Zoning By-law No. 6593 in respect of the above-captioned land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this by-law;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9E of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "C" (Urban Protected Residential, etc.) District to "R-4" (Small Lot Single Family Dwelling) District, the land comprised in Block 1,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. Section 2.(a) of Zoning By-law No. 93-042 is deleted in its entirety and replaced with the following:

"notwithstanding the provisions of Section 8B(4) of By-law No. 6593, every lot or tract of land shall have a width of at least 15.0 metres and an area of at least 480 square metres."

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "B-2" District provisions, subject to the special requirement referred to in section 2 of this by-law.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1303a.

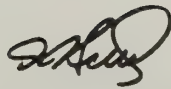
5. Sheet No. E-9E of the District Maps is amended by marking the lands referred to in section 1.(a) of By-law No. 93-042, S-1303a.

6. In all other respects, By-law No. 93-042 is hereby confirmed, unchanged.

7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 08th day of July

A.D. 1997

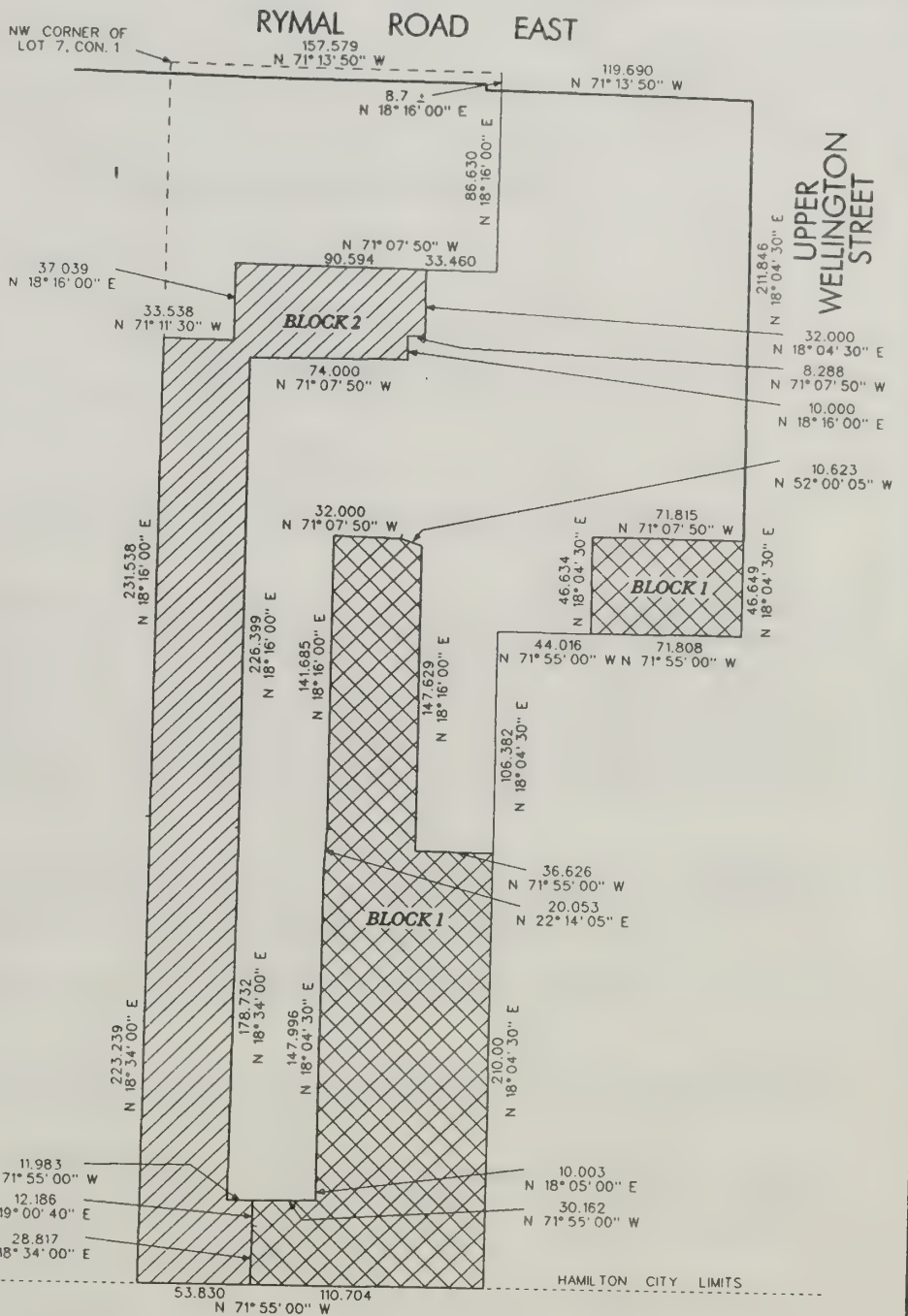


CITY CLERK




MAYOR

(1997) 10 R.P.D.C. 5, June 24
200 Rymal Road Inc.
(A. DiSilvestro, President), Owner
Amended ZAC-97-05



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-152
Passed the ..08th day of ..July....., 1997.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 97-152.
to Amend By-Law No. 6593

Planning and Development Department

Legend

Proposed Change in Zoning from:

- BLK 1 "C" (Urban Protected Residential, etc.)
District to "R-4" (Small Lot Single Family Dwelling) District
- BLK 2 Further Modification to "B-2" (Suburban Residential) District.

North



Scale
Not to Scale

Date
JUNE 1997

Reference File No.
ZAC-97-05

Drawn By
R.L.

The Corporation of the City of Hamilton

BY-LAW NO. 97- 153

To Amend:

Zoning By-law No. 6593
As Amended By Zoning By-law No. 95-111

Respecting:

LANDS LOCATED AT MUNICIPAL NO. 852 UPPER WENTWORTH STREET

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 95-111 on the 9th day of May, 1995 to rezone Block 1 from "C" (Urban Protected Residential, etc.) District to "C"-'H' (Urban Protected Residential, etc. - Holding) District and Block 2 from "AA" (Agricultural) District to "C"-'H' (Urban Protected Residential, etc. - Holding) District and to establish special requirements with respect to Blocks 1 and 2, the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan thereto annexed as Schedule "A", which By-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS Section 3 of By-law No. 95-111 provides that upon the approval of a Site Plan incorporating Blocks 1 and 2 with the adjoining lands to the south and east, the 'H' symbol shall be removed by amendment to By-law No. 95-111;

AND WHEREAS approval of a Site Plan as deemed necessary by the City has been received;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982;

AND WHEREAS the Council of The Corporation of the City of Hamilton in adopting Item of the 11th Report of the Planning and Development Committee at its meeting held on the 2nd day of July, 1997 directed that By-law No. 95-111 be amended to remove the 'H' (Holding) symbol in respect of the subject lands.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The 'H' (Holding) symbol affixed by By-law No. 95-111, passed on the 9th day of May, 1995, to the "C"-'H' (Urban Protected Residential, etc. - Holding) District designation of Blocks 1 and 2, the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan annexed as Schedule "A" to By-law No. 95-111 and forming part thereof is hereby removed, and the development of the lands may proceed in accordance with the "C" (Urban Protected Residential, etc.) District provisions of Zoning By-law No. 6593, subject to the special requirements referred to in section 2. of By-law No. 95-111.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in section 2 of By-law No. 95-111.

3. By-law No. 6593, as amended by By-law No. 95-111, is further amended by adding this by-law to section 19B as Schedule S-1336a.

4. Sheet No. E-18 of the District Maps, as amended by By-law No. 95-111, is amended by marking the lands referred to in section 1. of this by-law, S-1336a.

5. Sheet No. E-18 of the District Maps, appended to and forming part of Zoning By-law No. 6593, as amended by section 1. of By-law No. 95-111, is further amended by changing from "C" - 'H' (Urban Protected Residential, etc. - Holding) District to "C" (Urban Protected Residential, etc.) District, the land, the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan hereto annexed as Schedule "A" and forming part of this By-law.

6. In all other respects, By-law No. 95-111 is hereby confirmed, unchanged.

PASSED this 08th

day of July

A.D. 1997.



CITY CLERK



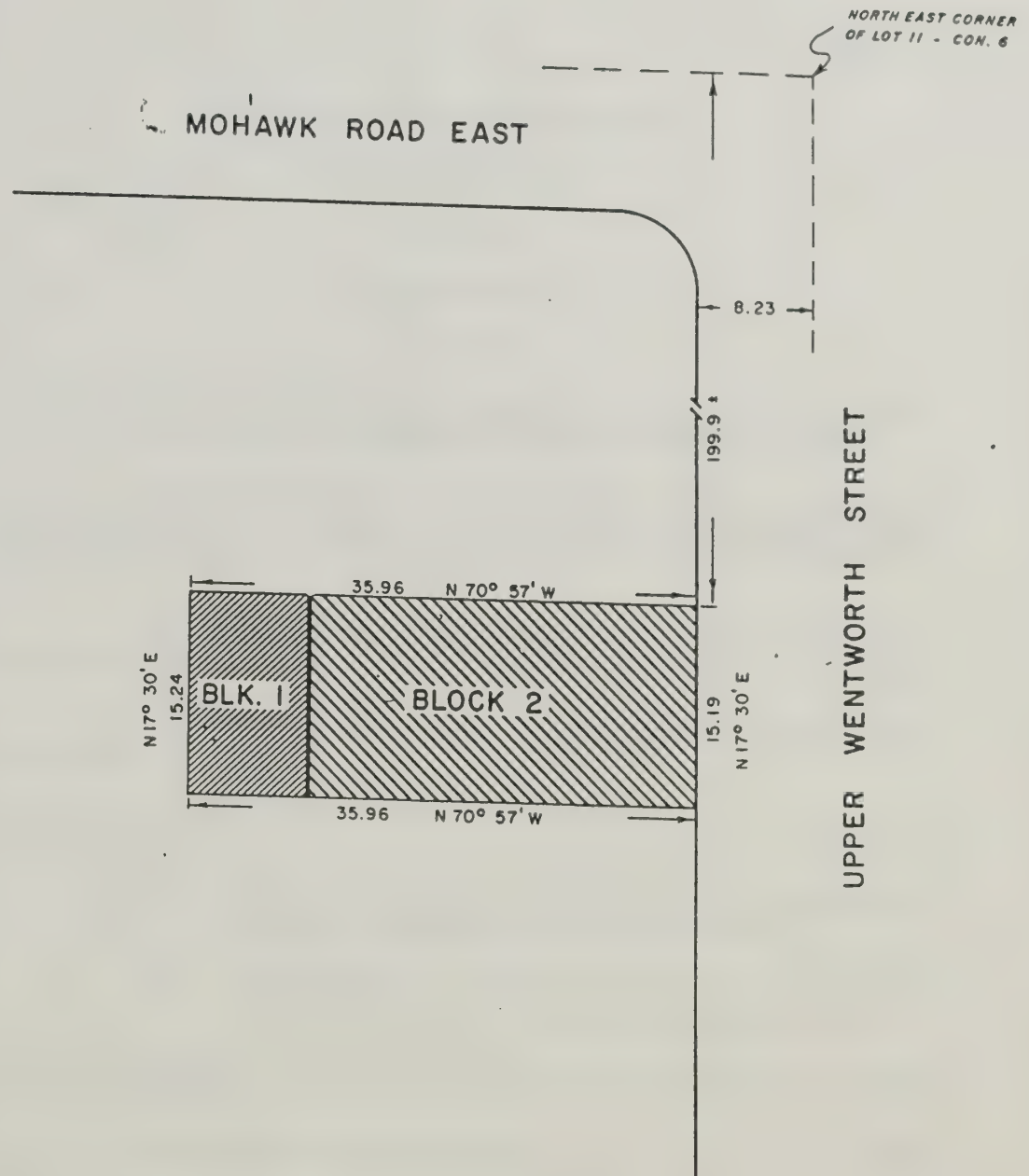

MAYOR

(1997) 11 R.P.D.C. , July 2

Nicola Clarizio, owner

ZAR-97-25

June 24, 1997



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-153.
Passed the 08th day of July, 1997.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 97-153
to Amend By-Law No. 6593

Planning and Development Department

Legend

BLOCK 1



BLOCK 2



Lands to be regulated by
By-law No. 97

North



Scale
Not to Scale

Date
June 1997

Reference File No.
ZAR 97-25

Drawn By
R.L.

The Corporation of the City of Hamilton

BY-LAW NO. 97 - 155

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED NORTH OF STONE CHURCH ROAD WEST AND EAST OF
GARTH STREET AT THE EASTERLY LIMITS OF BRIGADOON DRIVE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-17C of the District Maps, appended to and forming part of By-law No. 6593, is amended,
 - (a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, the lands comprised in Block 1;
 - (b) by changing from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Dwelling) District, the lands comprised in Block 2;

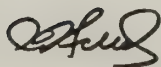
the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan hereto annexed as Schedule "A".

2. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1368.
3. Sheet No. W-17C of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1368.
4. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

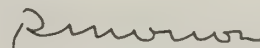
PASSED this 08th

day of July

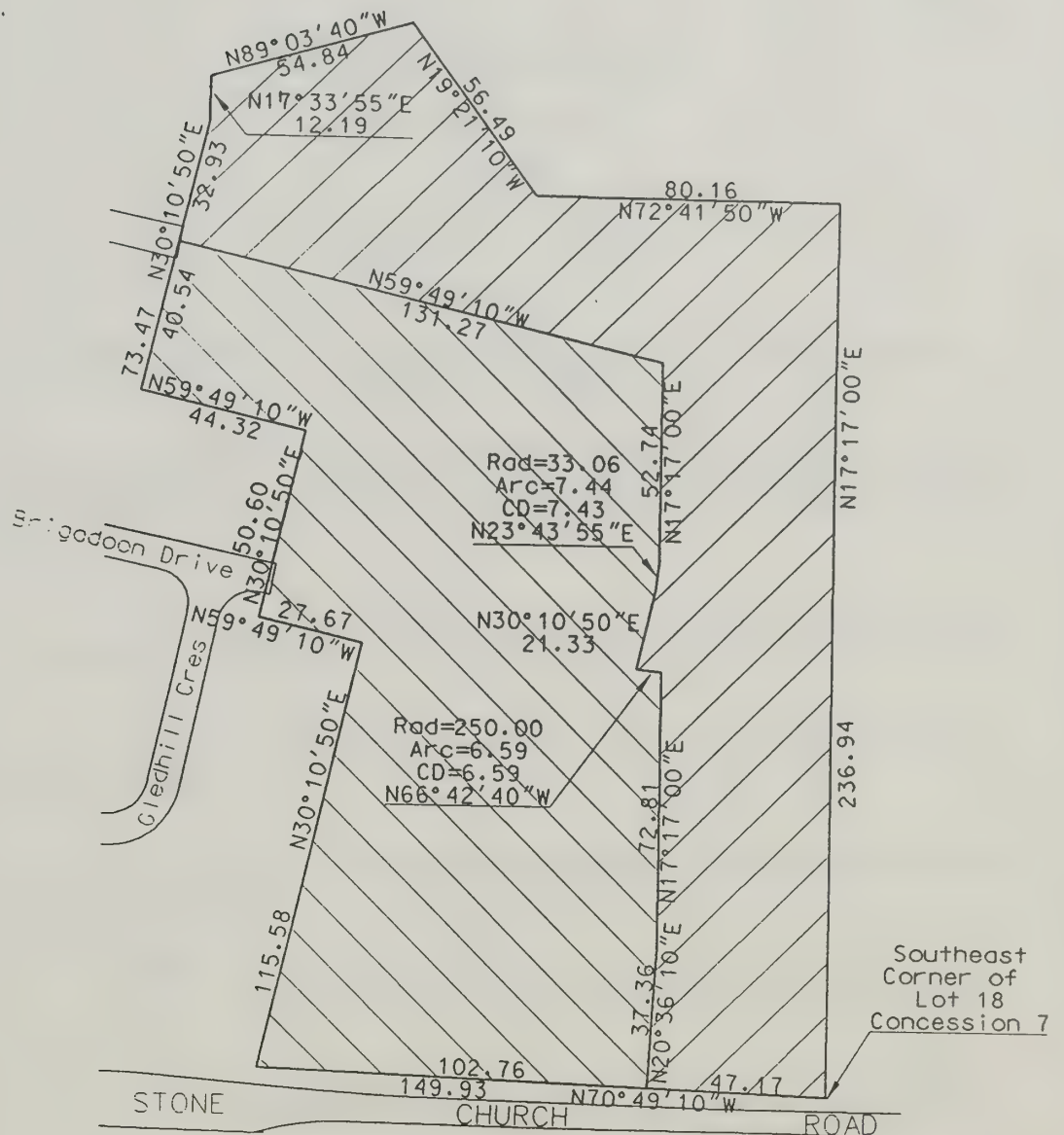
A.D. 1997



CITY CLERK



MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-155.
Passed the 08th day of July, 1997.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 97-155..
to Amend By-Law No. 6593

Planning and Development Department

Legend

Proposed changes in zoning:

- BLOCK 1  from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District.
- BLOCK 2  from "AA" (Agricultural) District to "R-4" (Small Lot Single Family), District.



Scale
Not to Scale
Date
June 1997

Reference File No.
ZAR-97-15
Drawn By
S.H.

The Corporation of the City of Hamilton

BY-LAW NO. 97-156

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED AT MUNICIPAL NOS. 117, 123, 131, 139 AND 151 STONE
CHURCH ROAD EAST**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9C of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "C" (Urban Protected Residential, etc.) District to "R-4" (Small Lot Single Family Dwelling) District, the lands comprised in Block "1";
- (b) by changing from "AA" (Agricultural) District to "R-4" (Small Lot Single Family Dwelling) District, the lands comprised in Block "2"; and
- (c) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, the lands comprised in Block "3",

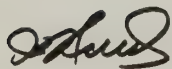
the extent and boundaries each of which Blocks 1, 2 and 3 are shown on a plan hereto annexed as Schedule "A".

2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

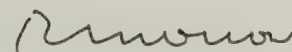
PASSED this 08th

day of July

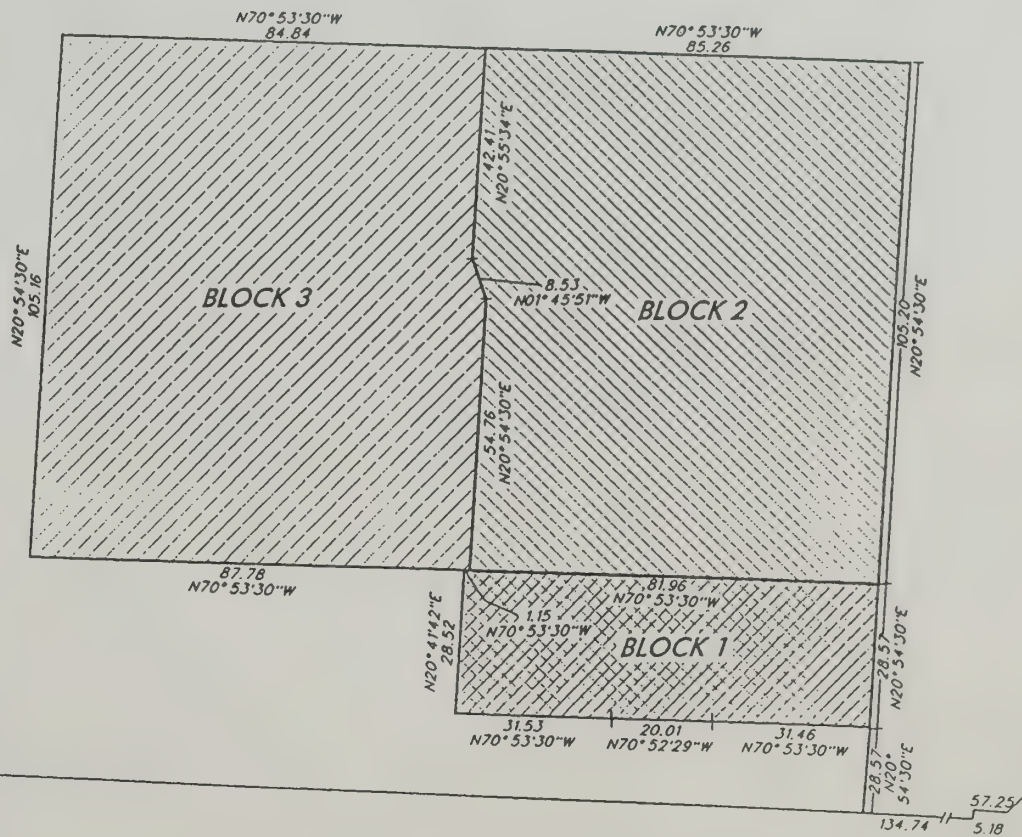
A.D. 1997.



CITY CLERK



MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-156...
Passed the 08th day of July, 1997.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 97-156
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning:

- BLOCK 1** From "C" (Urban Protected Residential, etc.) District, to "R-4" (Small Lot Single Family Dwelling) District.
- BLOCK 2** From "AA" (Agricultural) District, to "R-4" (Small Lot Single Family Dwelling) District.
- BLOCK 3** From "AA" (Agricultural) District, to "C" (Urban Protected Residential, etc.) District.

North



Scale
Not to Scale

Date
JULY 1997

Reference File No.
ZAR 97-14

Drawn By
D.L.

The Corporation of the City of Hamilton

BY-LAW NO. 97- 177

To Amend:

Zoning By-law No. 6593
and To Repeal Zoning By-law No. 94-027

Respecting:

LAND LOCATED AT MUNICIPAL NO. 73 GARFIELD AVENUE SOUTH

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 94-027 on the 22nd day of February 1994 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "C" District, in respect to the above-mentioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was authorized by the Ontario Municipal Board by Order dated the 10th day of November 1992;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1 of the 12th Report of the Planning and Development Committee at its meeting held on the 8th day of July 1997, recommended that Zoning By-law No. 6593 be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-law No. 94-027 is hereby repealed in its entirety.
2. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,
 - (a) notwithstanding Section 9.(1) of Zoning By-law No. 6593, the following uses shall be permitted:
 - (i) a senior citizens facility containing "housekeeping dwellings units" for the accommodation of not more than thirty-six residents within the building existing at the time of the passing of the by-law where not more than 2 residents shall be accommodated in a housekeeping dwelling unit; and,
 - (ii) lounges, common spaces, kitchen facilities, a dining room in conjunction with a senior citizens facility;
 - (b) for the purposes of the By-law, a senior citizens facility means a facility within which all residents are at least 60 years of age or older;
 - (c) notwithstanding Section 9.(2) of Zoning By-law No. 6593, no building shall exceed 5 storeys and 12 m in height;

- (d) notwithstanding Table 1 of Section 18A. of Zoning By-law No. 6593, not less than 13 parking spaces shall be provided and maintained;
- (e) notwithstanding Section 18A(7) of Zoning By-law No. 6593, eleven of the required parking spaces shall have dimensions of not less than 2.5m by 5.7m;
- (f) notwithstanding Section 18A(8) of Zoning By-law No. 6593, the two parallel parking spaces shall have a length of not less than 6.3 m;
- (g) notwithstanding Section 18A(9) of Zoning By-law No. 6593, part of the manoeuvring area for the two parallel parking spaces shall be provided off-site;
- (h) Sections 18A(1)(c), 18A(11)(a), 18A(12)(a) and 18A(25) of Zoning By-law No. 6593 shall not apply;
- (i) notwithstanding Section 18A(12)(c) of Zoning By-law No. 6593, a visual barrier not less than 1.2 m and not more than 2.0 m in height shall be provided and maintained along the southerly lot line except that no visual barrier shall be situate less than 3.0 m in distance from the front lot line;
- (j) notwithstanding Section 18A(24)(b)(i) of By-law No. 6593, the existing unassumed alleyway located to the rear of the lands shall provide the required access for the required parking area located on site;
- (k) a landscaped area not less than 105.0 m² shall be provided and maintained in the front yard.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1376.

5. Sheet No. E-33 of the District Maps is amended by marking the lands referred to in section 2 of this by-law, S-1376.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 26th day of August A.D. 1997

D. McElroy

ACTING CITY CLERK

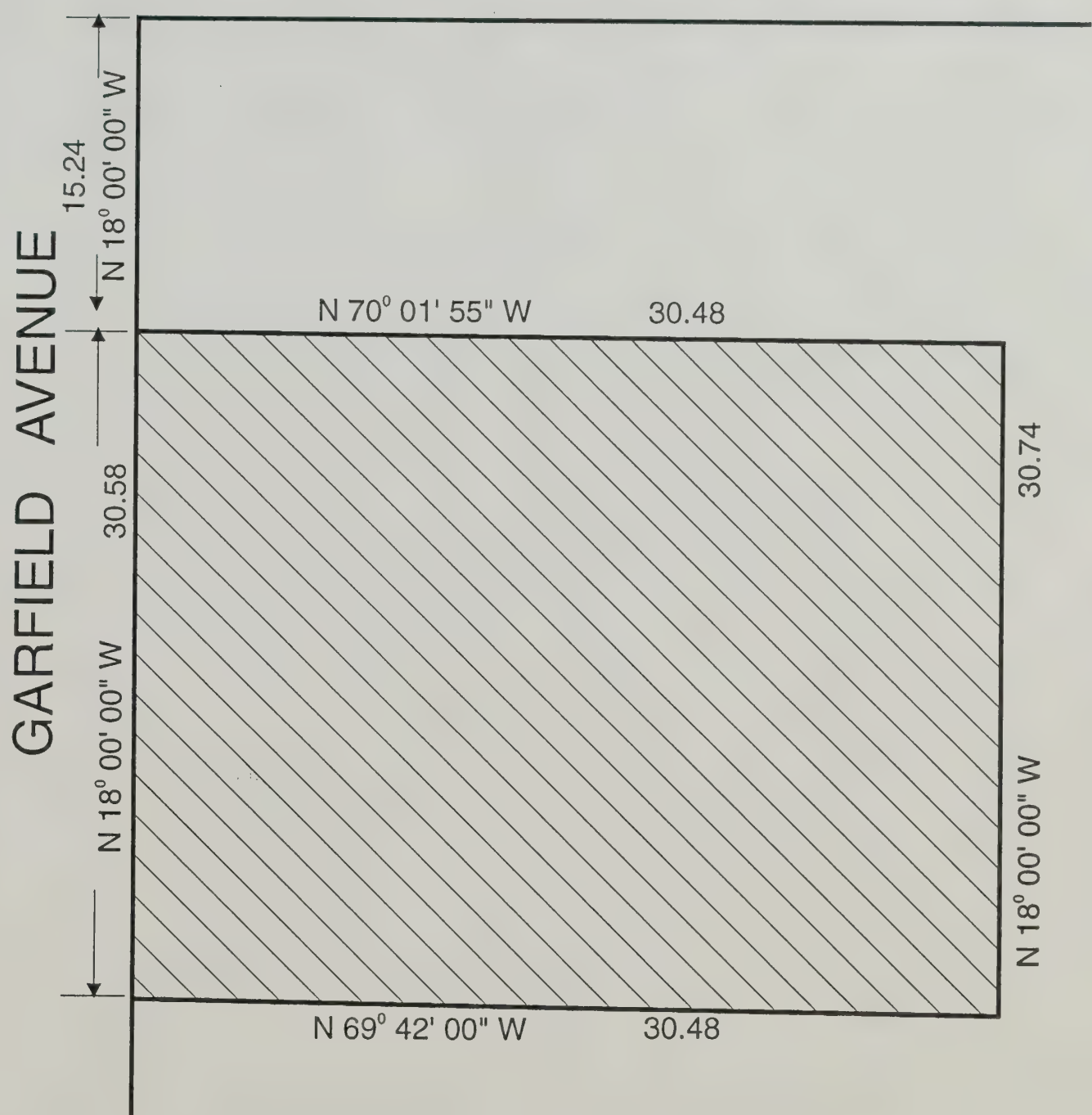


[Signature]

MAYOR

(1997) 12 R.P.D.C. 1, July 8
 Alfrin Enterprises Corporation
 (Al Frisina), Owner
 Amended ZAC-96-11
 July 10, 1997

DUNSMURE AVENUE



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-177...
Passed the 26th day of August, 1997.

[Signature]
Acting Clerk

[Signature]
Mayor

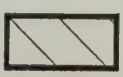
City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 97-177.
to Amend By-Law No. 6593

Planning and Development Department

Legend



Modification to the "C" (Urban Protected Residential, etc.) District regulations.

	Scale Not to Scale	Reference File No. ZAC 96-11
	Date July 1997	Drawn By B.B.

The Corporation of the City of Hamilton

BY-LAW NO. 97 - 192

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NO. 120 FERRIE STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-2 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District to "D-'H'" (Urban Protected Residential - One and Two Family Dwellings, etc. - Holding) District,

the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. (a) The 'H' symbol applicable to the lands referred to in section 1 shall be removed conditional upon the owner demonstrating that the site is not contaminated and that remediation/clean-up has occurred or may be required in accordance with the "Guidelines for Use at Contaminated Sites in Ontario - June 1996", (as amended from time to time), to the satisfaction of the Regional Environment Department.

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands referred to in section 1 may at such time proceed in accordance with the "D" District provisions.

3. The "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District provisions, as contained in Section 10 of Zoning By-law No. 6593, applicable to the lands referred to in section 1, are amended to the extent only of the special requirements that,

- (a) notwithstanding Subsection 10.(3)(ii) of Zoning By-law No. 6593, a side yard of at least 1.0 m shall be permitted;

- (b) notwithstanding Subsection 10.(4)(i) of Zoning By-law No. 6593, a lot width of at least 8.8 m and a lot area of at least 271.6 m² shall be permitted; and,
- (c) a visual barrier of not less than 1.2 m in height and not more than 2.0 m in height be provided and maintained along the easterly lot line.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any lands be used, except in accordance with the "D" District provisions, subject to the special requirements referred to in section 3.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1385.

6. Sheet No. E-2 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1385.

7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 30th day of September

A.D. 1997

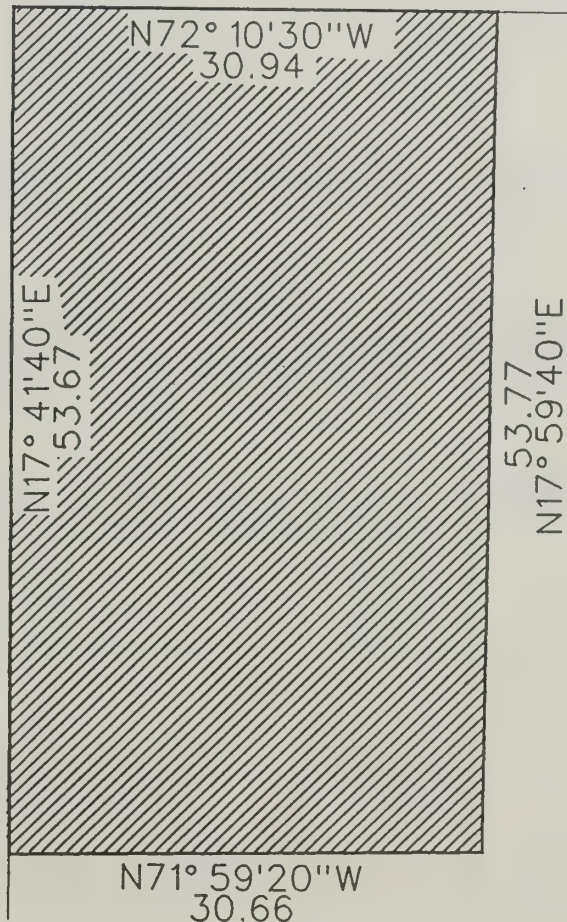
CITY CLERK



MAYOR

FERRIE STREET

MARY STREET



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-...192.
Passed the30th day ofSeptember, 1997.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

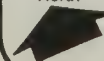
Map Forming Part of
By-Law No. 97-...192.

Planning and Development Department

Legend

 Modification to the "D"-"H", (Urban Protected Residential - One and Two Family Dwellings, etc. -Holding) District Regulations

North



Scale
Not to Scale
Date
August 1997

Reference File No.
ZAC-97-19
Drawn By
D.L.

The Corporation of the City of Hamilton

BY-LAW NO. 97- 193

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED BETWEEN MUNICIPAL NOS. 14 and 24 EAST 35TH STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-35 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "E" (Multiple Dwellings, Lodges Clubs, etc.) District to "RT-30" (Street-Townhouse) District modified,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "RT-30" (Street-Townhouse) District provisions, as contained in Section 10F. of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 10F. (4) of Zoning By-law No. 6593, the following yards shall be provided and maintained:
 - (i) a front yard depth of not less than 1.3 m and a 2.3 m depth to the garage;
 - (ii) a rear yard depth of not less than 4.7 m; and,
 - (iii) a side yard depth of not less than 2.0 m;
- (b) notwithstanding Section 10F. (6) of Zoning By-law No. 6593, each dwelling unit shall have a minimum lot area of 96.6 m² and a minimum lot width of 5.93 m;

- (c) notwithstanding Section 18A. (9) of Zoning By-law No. 6593, the manoeuvring spaces for the required parking may be provided off-site.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "RT-30" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1386.

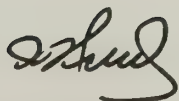
5. Sheet No. E-35 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1386.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

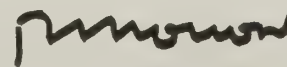
PASSED this

30th day of September

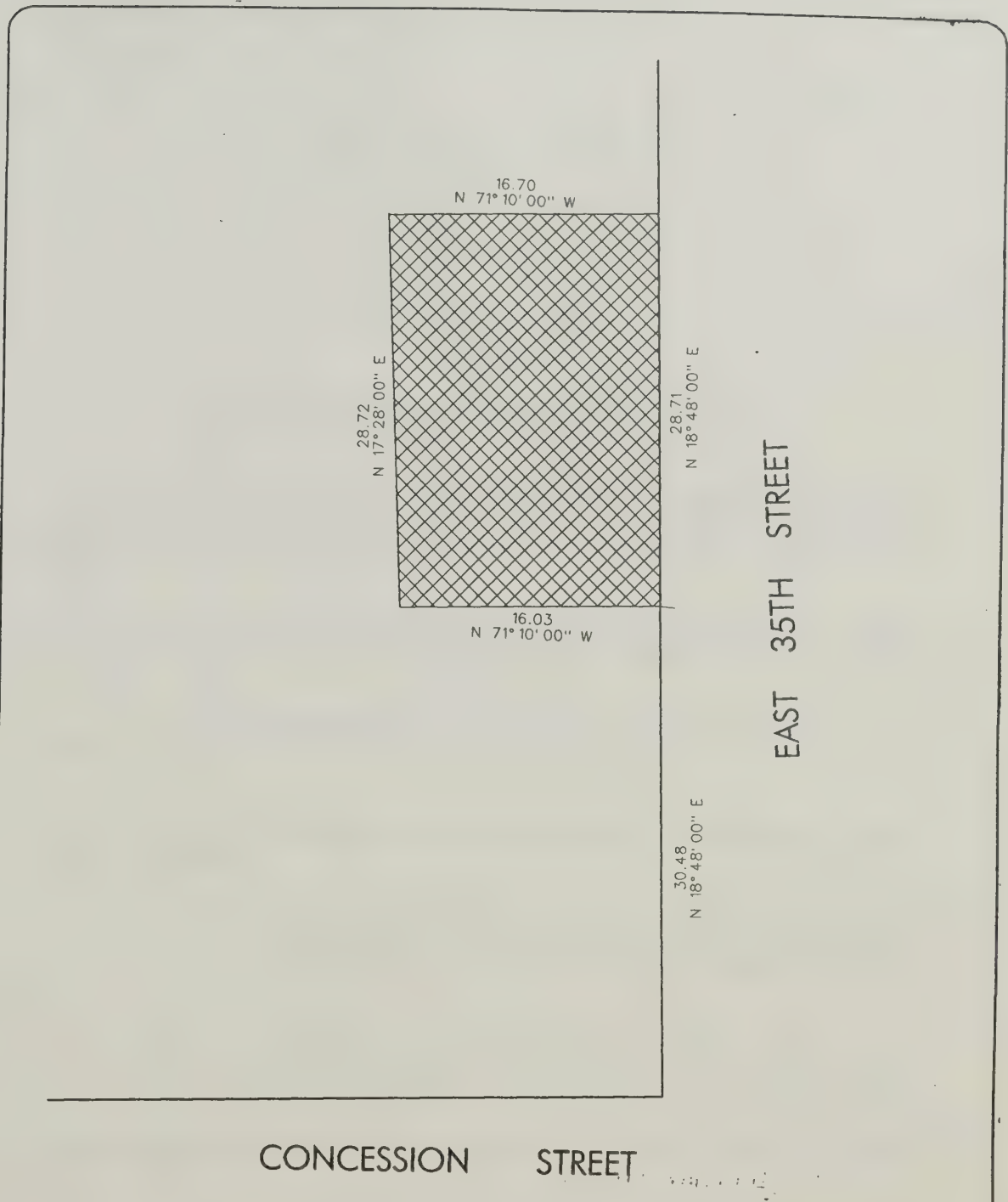
A.D. 1997



CITY CLERK



MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-1993
 Passed the 30th day of September, 1997.

[Signature]
 Clerk

[Signature]
 Mayor

City of Hamilton

Schedule A

Map Forming Part of
 By-Law No. 97-1993
 to Amend By-Law No. 6593

Planning and Development Department

Legend

Proposed Change in Zoning from:

 "E" (Multiple Dwellings, Lodges Clubs, etc)
 District, to "RT-30" (Street Townhouse)
 District, Modified.

North



Scale
 Not to Scale

Date
 August 1997

Reference File No.
 ZAC-97-13

Drawn By
 R.L.

The Corporation of the City of Hamilton

BY-LAW NO. 97- 194

To Amend:

Zoning By-law No. 6593

Respecting:

**LAND LOCATED EAST OF OMNI BOULEVARD
AND NORTH OF STONE CHURCH ROAD WEST**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-37C of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District, modified, to "C" (Urban Protected Residential, etc.) District those lands comprised in Blocks "1" and "2"; and
- (b) by changing from "AA" (Agricultural) District, to "C" (Urban Protected Residential, etc.) District those lands comprised in Block "3",

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this

30th day of September

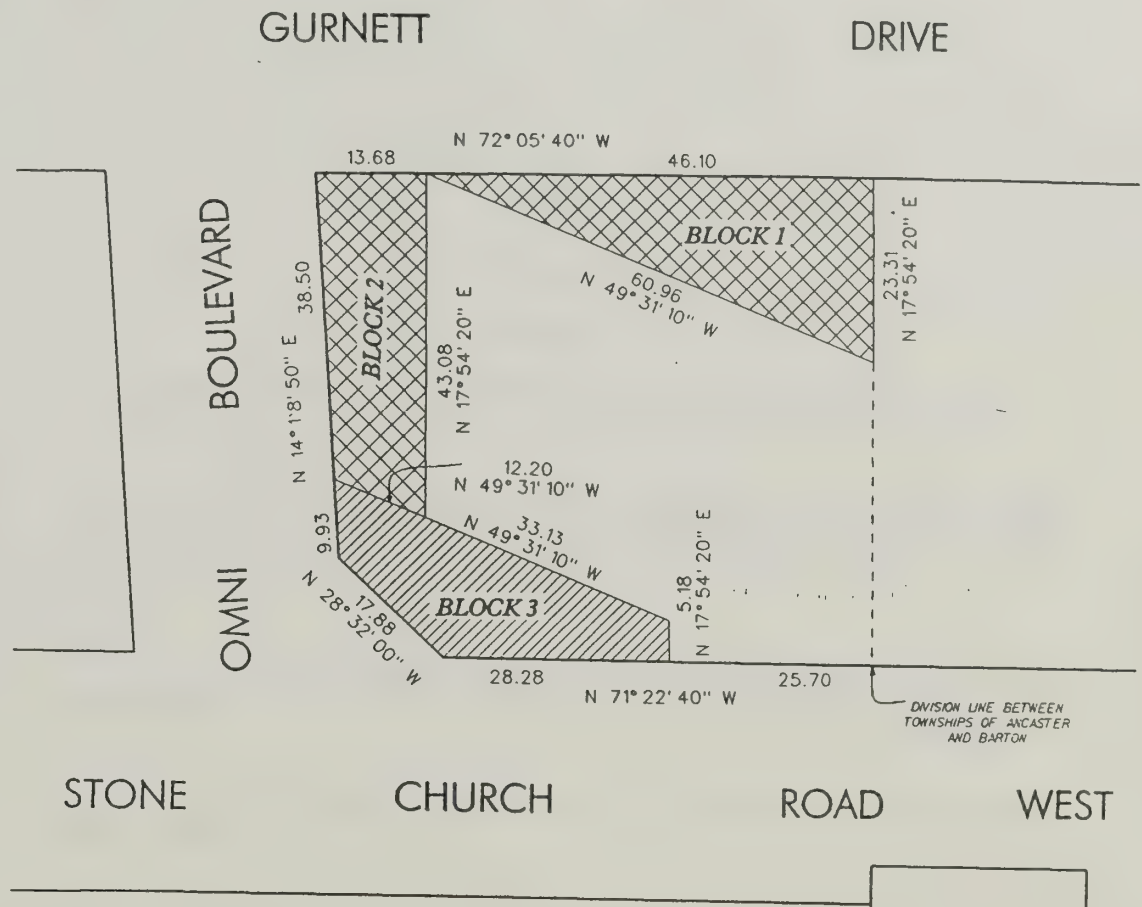
A.D. 1997.



CITY CLERK

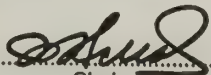


MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-194
 Passed the 30th day of September 1997.


 Clerk


 Mayor

City of Hamilton

Schedule A

Map Forming Part of
 By-Law No. 97-194
 to Amend By-Law No. 6593

Planning and Development Department

Legend

Proposed Change in Zoning from:

BLK 1 & 2 "D" (Urban Protected Residential- One and Two Family Dwellings, etc.) District, modified to "C" (Urban Protected Residential, etc) District.

BLK 3 "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District.

North



Scale
 Not to Scale

Date

Reference File No.
 ZAC-97-21

Drawn By

The Corporation of the City of Hamilton

BY-LAW NO. 97 - 195

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NO. 100 LOCKE STREET SOUTH

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-13 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "H" (Community Shopping and Commercial, etc.) District to "DE-3"-H' (Multiple Dwellings - Holding) District,

the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. (a) The 'H' symbol applicable to the lands referred to in section 1 shall be removed conditional upon the Regional Environment Department being advised in writing that the applicant has completed "Step 3 - Remedial Work Plan" and "Step 4 - Record of Site Conditions" of the Environmental Assessment and any required works, to the satisfaction of the Regional Environment Department and the Ministry of Environment and Energy;

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands referred to in section 1 may at such time proceed in accordance with the "DE-3" District provisions.

3. The "DE-3" (Multiple Dwellings) District provisions, as contained in Section 10C of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 10C.(3) of Zoning By-law No. 6593, a front yard of a depth of not less than 2.0 m shall be provided and maintained along the entire southerly boundary of the subject lands;

- (b) notwithstanding Section 10C.(3) of Zoning By-law No. 6593, a side yard of a depth not less than 2.0 m shall be provided along the entire easterly boundary of the subject lands;
- (c) notwithstanding Section 10C.(3) of Zoning By-law No. 6593, a side yard of a depth not less than 4.0 m shall be provided along the entire westerly boundary of the subject lands;
- (d) notwithstanding Section 18A.(1) of Zoning By-law No. 6593, not less than 13 parking spaces shall be provided and maintained on the subject lands; and,
- (e) notwithstanding Section 18A.(1) of Zoning By-law No. 6593, no loading space shall be required on the subject lands.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any lands be used, except in accordance with the "DE-3" District provisions, subject to the special requirements referred to in section 3.

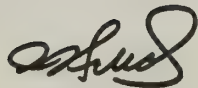
5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1387.

6. Sheet No. W-13 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1387.

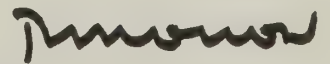
7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 30th day of September

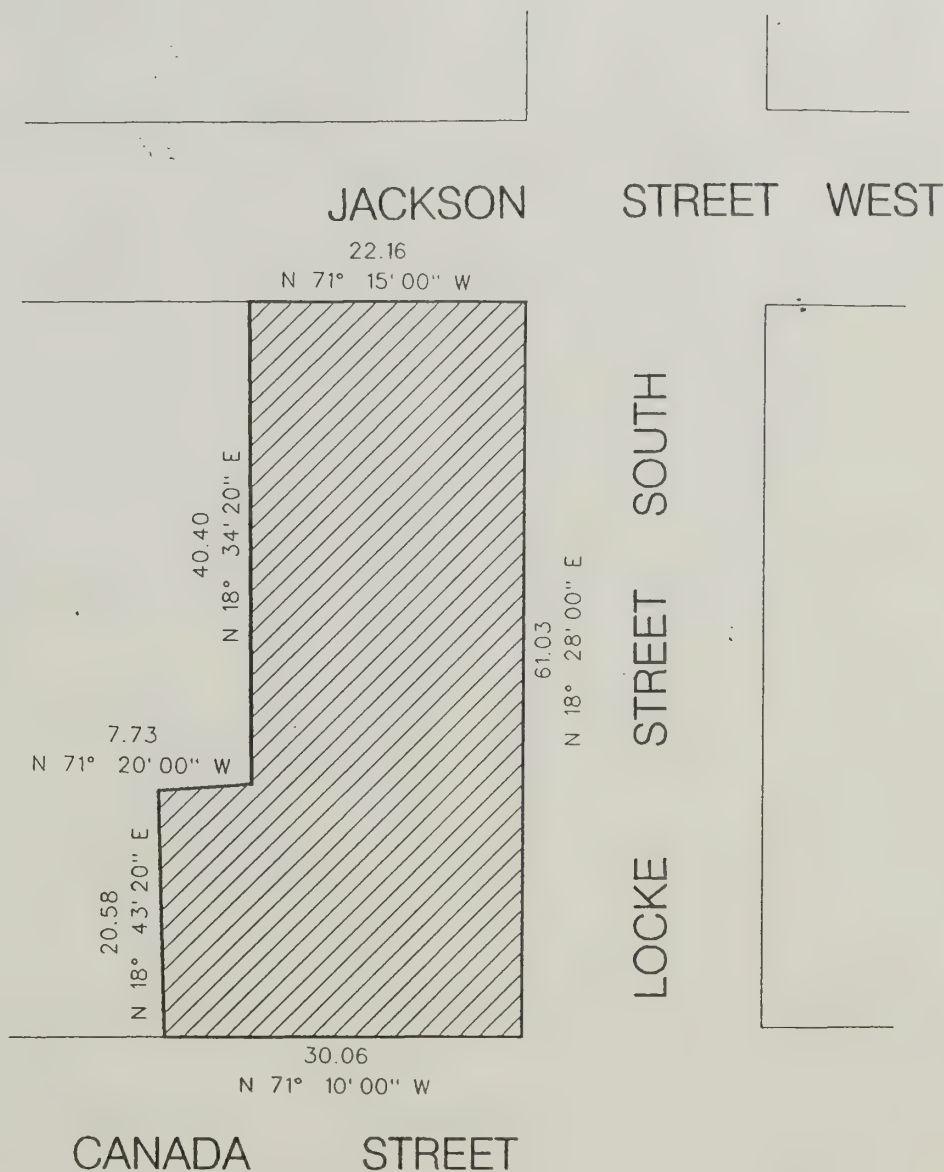
A.D. 1997



CITY CLERK

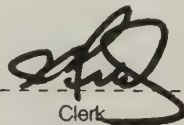



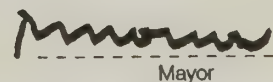
MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-97195
 Passed the 30th day of September 1997.


 Clerk


 Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
 By-Law No. 97-195
 to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in Zoning from:



"H" (Community Shopping and Commercial, etc.) to "DE-3"-H' (Multiple Dwellings - Holding) District, modified

North

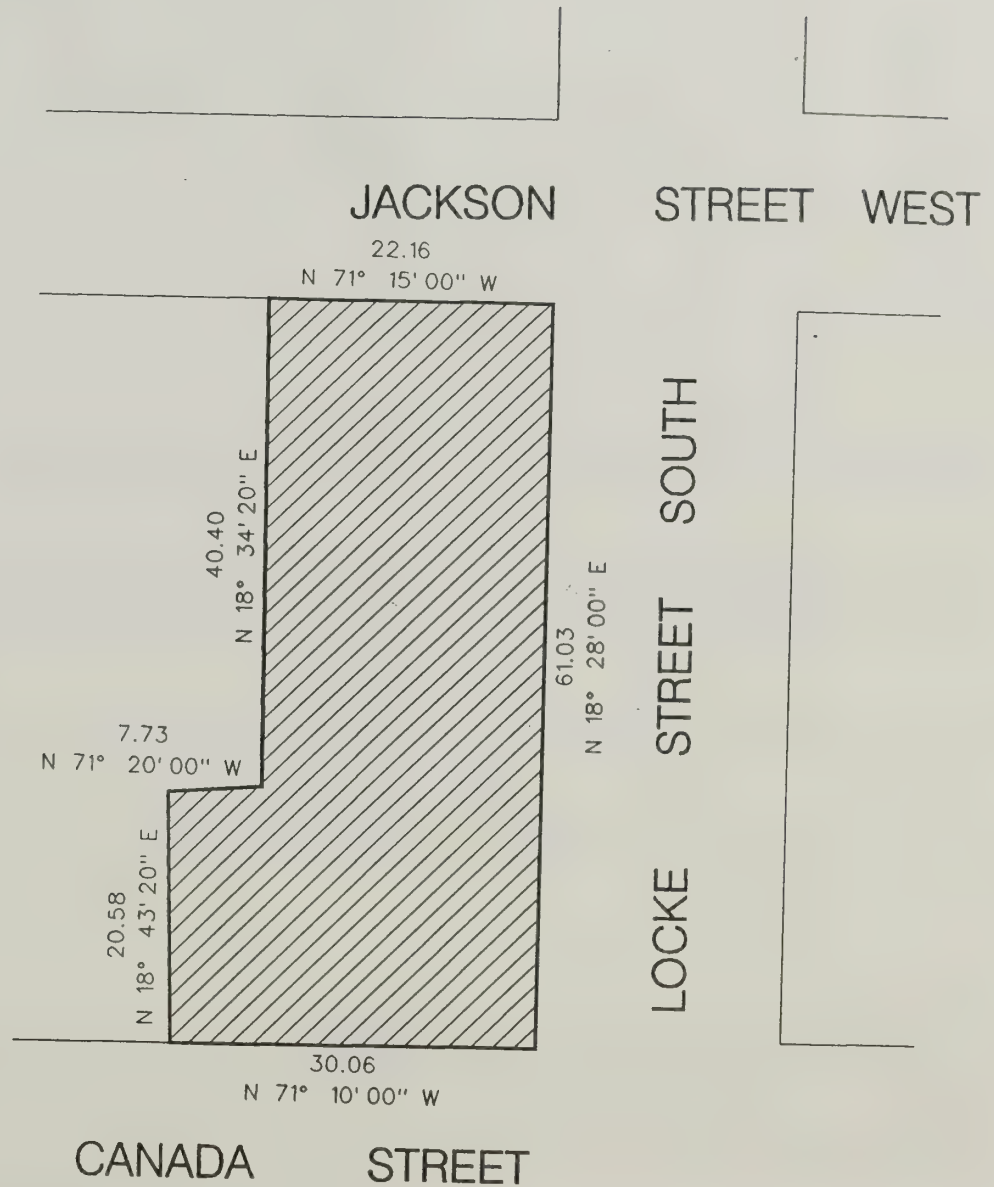


Scale
 NOT TO SCALE

Date
 September 1997

Reference File No.
 ZAC-97-04

Drawn By
 W. B.



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-195
Passed the 30th day of September, 1997.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 97-195

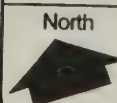
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in Zoning from:

 "H" (Community Shopping and Commercial, etc.) to "DE-3" (Multiple Dwellings) District, modified



Scale
NOT TO SCALE

Date
September 1997

Reference File No.
ZAC-97-04

Drawn By
W. B.

The Corporation of the City of Hamilton

BY-LAW NO. 97- 199

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 1468 AND 1478 UPPER JAMES STREET

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "AA" (Agricultural) District provisions, as contained in Section 7A of Zoning By-law No. 6593, and the "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the subject lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are modified in accordance with Section 39 of the Planning Act, R.S.O. 1990, Chapter P.13, to permit the temporary use of lands for a garden centre/nursery and related uses until February 28, 1999, subject to the special requirements that,

- (a) notwithstanding Sections 4.(3)(a), 7A.(1) and 9.(1) of Zoning By-law No. 6593, a garden centre and associated parking and an ancillary single family dwelling shall be permitted; and,
- (b) notwithstanding Section 7A.(1) and 9.(1) of Zoning By-law No. 6593, a business identification sign shall be permitted in accordance with the requirements of Section 13.(1)(xv) of Zoning By-law No. 6593, and a ground sign shall be permitted in accordance with the requirements of paragraph two of Section 14A.(3)(a) of Zoning By-law No. 6593; and,
- (c) notwithstanding the provisions of Section 9.(3)(ii) of Zoning By-law No. 6593, a southerly side yard of 0.0 m is permitted for the ancillary single family dwelling; and,
- (d) notwithstanding the provisions of Section 18A.(14a) of Zoning By-law No. 6593, parking may be provided in the required front yard and not less than 40% of the gross area of the front yard shall be used for landscaped area; and,
- (e) notwithstanding the provisions of Section 18A.(26) of Zoning By-law No. 6593, the access driveway may be 0.0 m from the southerly lot line of Block B; and,

- (f) a landscape strip having a minimum width of 1.5 m shall be provided and maintained along the northerly boundary of Blocks A and B; and,
- (g) a minium 6.0 m wide landscape strip shall be provided and maintained along the westerly boundary of Block A; and,
- (h) a fence not less than 1.2 m and not more than 2.0 m in height shall be provided and maintained along the westerly and northerly boundary of Block A; and,
- (i) Section 18A.(30) of Zoning By-law No. 6593 shall not apply.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "AA" District and "C" District provisions, subject to the special requirements referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1291.

4. Sheet No. W-9D of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1291.

5. This temporary use by-law shall terminate on February 28, 1999.

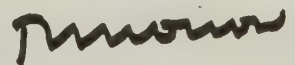
6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this *30th* day of *September*

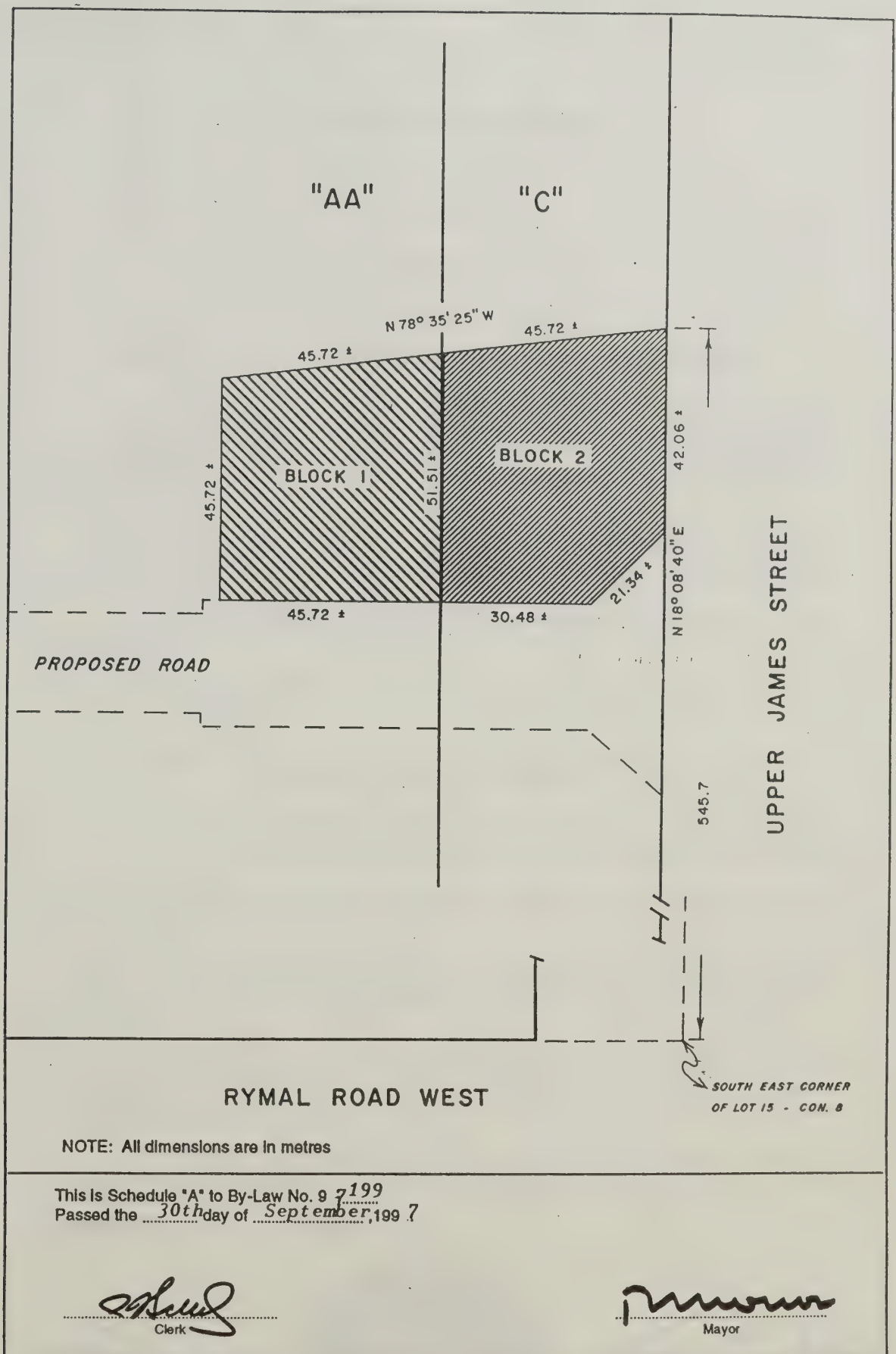
A.D. 1997



CITY CLERK

MAYOR



City of Hamilton

Schedule A

Map Forming Part of
 By-Law No. 97-...1997

to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
 Planning and Development Department

Legend

Modification to the:

BLOCK 1 "AA" (Agricultural) District regulations.

BLOCK 2 "C" (Urban Protected Residential, etc.) District regulations..

North 	Scale NOT TO SCALE	Reference File No. ZA 92 - 30
	Date DECEMBER 1992	Drawn By Z. K.

The Corporation of the City of Hamilton

BY-LAW NO. 97- 210

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 607 QUEEN VICTORIA DRIVE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-49B of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "AA" (Agricultural) District to "R-4" (Small Lot Single-Family) District, the land comprised in Block 1; and
- (b) by changing from "AA" (Agricultural) District to "R-4" - 'H' (Small Lot Single-Family - Holding) District, the land comprised in Block 2,

the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan hereto annexed as Schedule "A".

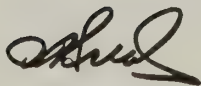
2. (a) The 'H' symbol applicable to the land comprised in Block 2 shall be removed conditional upon the lands being assembled with the adjoining lands to the south for development;

(b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands referred to in section 1.(b) may at such time proceed in accordance with the "R-4" District provisions.

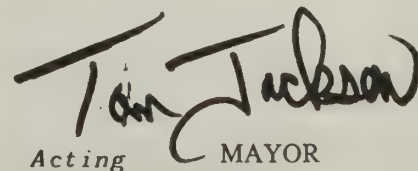
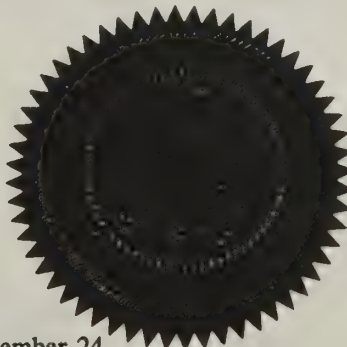
3. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 14th day of October

A.D. 1997

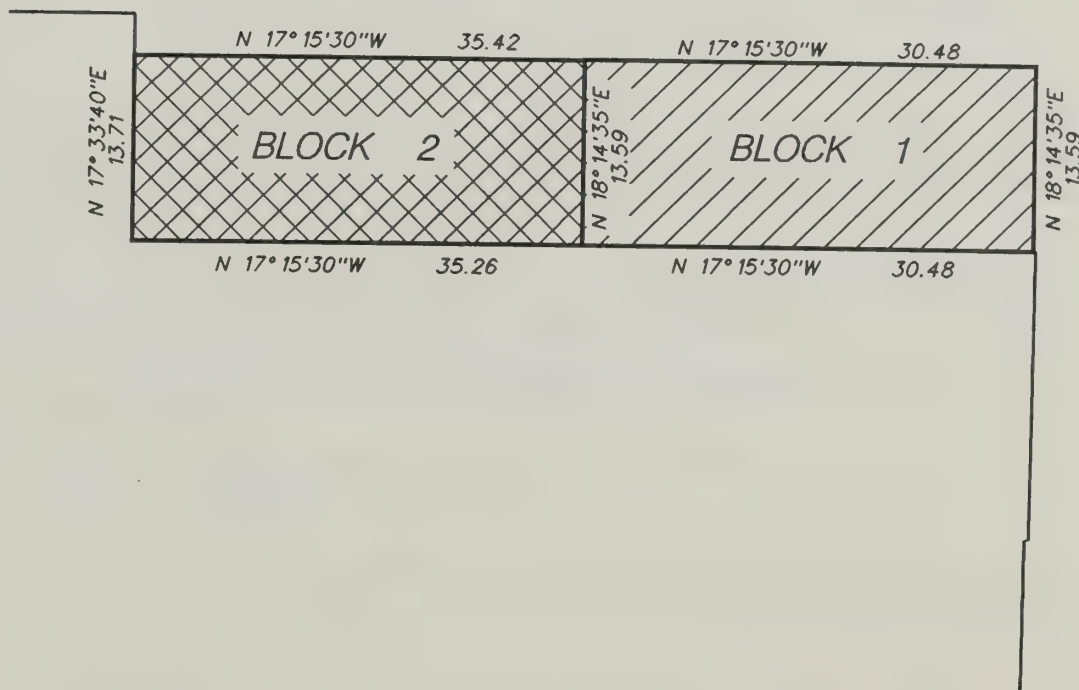


CITY CLERK



Acting MAYOR

LOCONDER DRIVE



QUEEN VICTORIA DRIVE

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-210
Passed the 14th day of October, 1997.

[Signature]

Clerk

[Signature: Tom Jackson]
Acting Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 97-210

to Amend By-Law No. 6593

Planning and Development Department

Legend
Change in zoning from:

BLOCK 1



"AA" (Agricultural) District to "R-4" (Small Lot Single-Family Detach) District;

BLOCK 2



"AA" (Agricultural) District to "R-4"-H' (Small Lot Single-Family Detach - Holding) District;

North



Scale
NOT TO SCALE

Date
October 1997

Reference File No.
ZAC-96-09

Drawn By
B. B.

The Corporation of the City of Hamilton

BY-LAW NO. 97 - 213

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED WEST OF UPPER WELLINGTON STREET AND
NORTH OF RYMAL ROAD EAST**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9D of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "RT-20" (Townhouse-Maisonette) District to "R-4" (Small Lot Single Family Dwelling) District, the lands comprised in Block 1,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

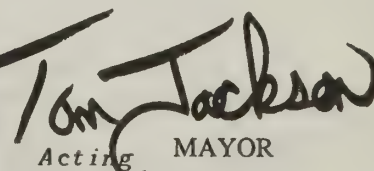
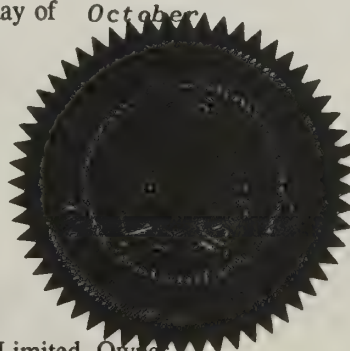
2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 14th day of October

A.D. 1997

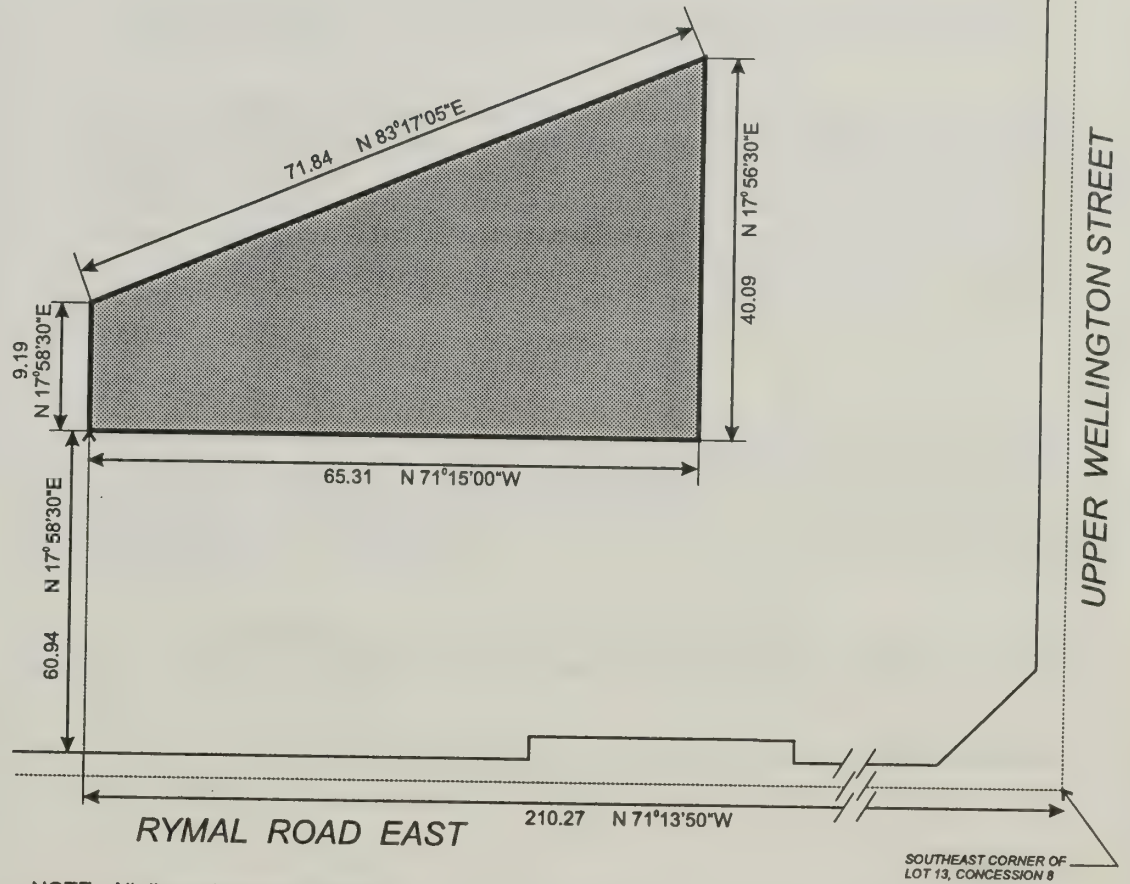


CITY CLERK



Acting MAYOR

(1997) 13 R.P.D.C. 2, August 26
DiCenzo Construction Company Limited, Owner
ZAC-97-23



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-...213.
Passed the ...14th day of ...October..., 1997.

[Signature]
Clerk

[Signature]
Acting Mayor

City of Hamilton

Schedule A

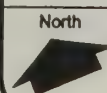
Map Forming Part of
By-Law No. 97-...213.
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:

 "RT-20" (Townhouse-Maisonette) District
to "R-4" (Small Lot Single Family Dwelling)
District



Scale
Not to Scale

Date
September 1997

Reference File No.
ZAC - 97 - 23

Drawn By
B.B.

The Corporation of the City of Hamilton

BY-LAW NO. 97- 219

To Amend:

Zoning By-law No. 87-309

Respecting:

LANDS LOCATED AT MUNICIPAL NO. 467 CHARLTON AVENUE EAST

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 87-309 on the 10th day of November 1987 to change the zoning from "JJ" (Restricted Light Industrial) District to "A" (Conservation, Open Space, Park and Recreation) District the land comprised in Block "2", the extent and boundaries of which Block "2" are shown on a plan thereto annexed as Schedule "A" and to establish special requirements under Section 19B of By-law No. 6593, applicable to the lands comprised in Blocks "1", "2" and "3", the extent and boundaries of each of which Blocks "1", "2" and "3" are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Council of the Corporation of the City of Hamilton, in adopting Section of the 16th Report of the Planning and Development Committee at its meeting held on the 28th day of October 1997, recommended that By-law No. 87-309 be amended to delete the special requirements applicable to Blocks "1", "2" and "3", the extent and boundaries of each of which Blocks "1", "2" and "3" are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

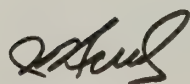
NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-law No. 87-309, passed on November 10, 1987, is hereby amended by deleting Sections 2., 3., 4. and 5. in their entirety.
2. In all other respects, By-law No. 87-309, is hereby confirmed, unchanged.
3. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

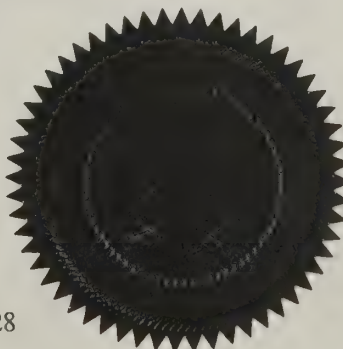
PASSED this 28th

day of October

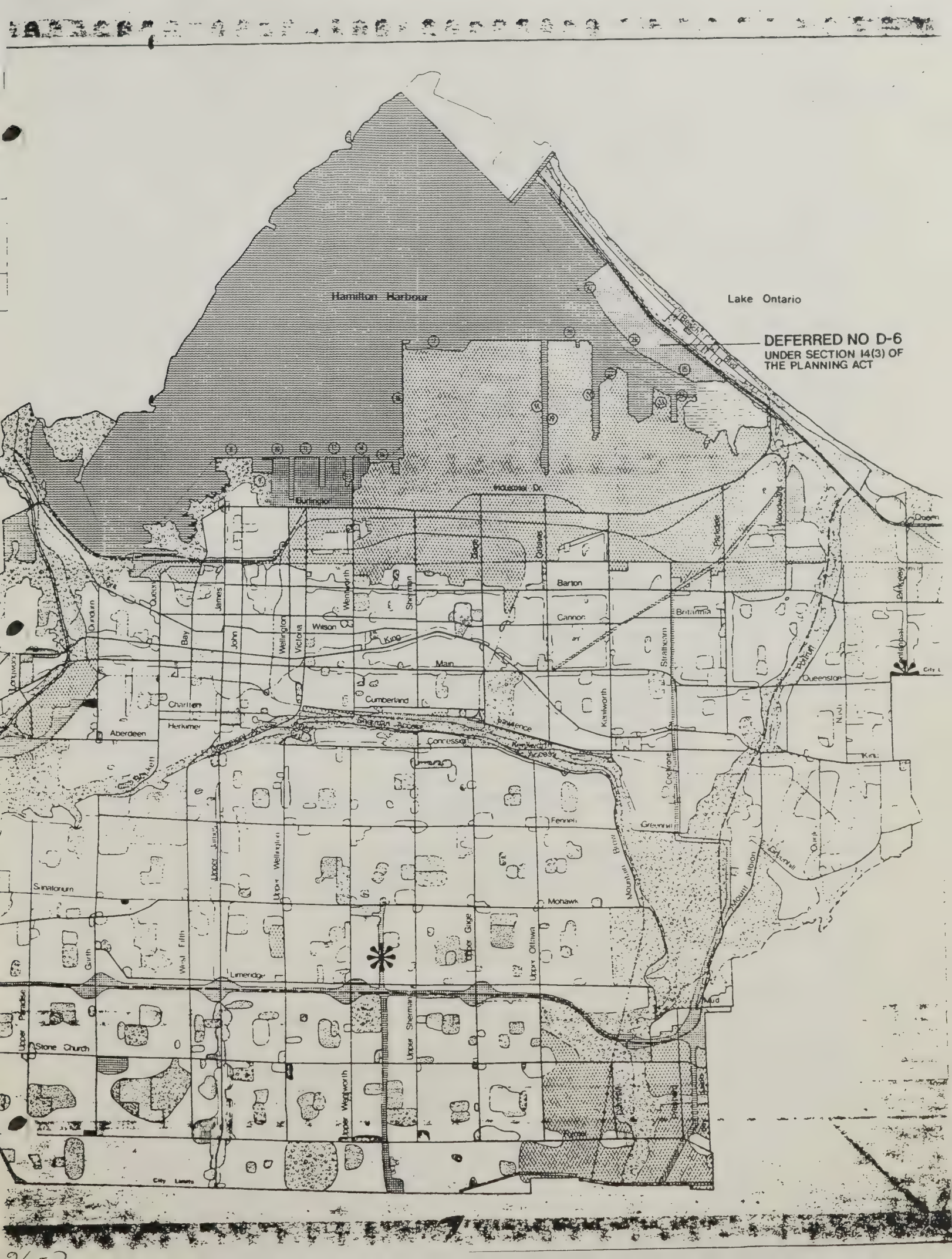
A.D. 1997.



CITY CLERK



MAYOR



Hamilton Harbour

Lake Ontario

DEFERRED NO D-6
UNDER SECTION 14(3) OF
THE PLANNING ACT



The Corporation of the City of Hamilton

BY-LAW NO. 97-222

To Amend:

Zoning By-law No. 6593
As Amended By Zoning By-law No. 91-143 and 97-139

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 1468 - 1530 UPPER JAMES STREET

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 91-143 on the 30th day of July, 1991 to rezone Block 2 from "AA" (Agricultural) District to "G-1"- 'H' (Designed Shopping Centre - Holding) District, Blocks 3 and 4 from "C" (Urban Protected Residential, etc.) District to "G-1"- 'H' (Designed Shopping Centre - Holding) District, and Block 5 from "AA" (Agricultural) District to "G-1"- 'H' (Designed Shopping Centre - Holding) District, and to establish special requirements with respect to Blocks 2 to 5, the extent and boundaries of each of which Blocks 2 to 5 are shown on a plan thereto annexed as Schedule "A", which By-law came into force on the day it was passed in accordance with the Planning Act;

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 97-139 on the 24th day of June, 1997 to rezone Block 1 from "RT-20" (Townhouse-Maisonette) District to "G-1"- 'H' (Designed Shopping Centre - Holding) District; Block 2 from "AA" (Agricultural) District to "G-1"- 'H' (Designed Shopping Centre - Holding) District, Block 3 from "C" (Urban Protected Residential, etc.) District to "G-1"- 'H' (Designed Shopping Centre - Holding) District, and Block 4 from "C" (Urban Protected Residential, etc.) District, modified, to "G-1"- 'H' (Designed Shopping Centre - Holding) District, and to establish special requirements with respect to Blocks 1 to 4, the extent and boundaries of each of which Blocks 1 to 4 are shown on a plan thereto annexed as Schedule "B", which By-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS Section 2 of By-law No. 91-143 provides that upon the approval of a Site Plan for comprehensive development of Blocks 2 to 5, the 'H' symbol shall be removed by amendment to By-law No. 91-143;

AND WHEREAS Section 2 of By-law No. 97-139 provides that upon the completion of a storm water management study for Blocks 1 and 2 and approval of a Site Plan for comprehensive development of Blocks 1 to 4, the 'H' symbol shall be removed by amendment to By-law No. 97-139;

AND WHEREAS approval of a Site Plan as deemed necessary by the City has been received and the storm water management study has been completed.

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

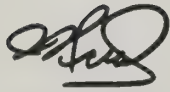
AND WHEREAS City Council in adopting Item 6 of the 16th Report of the Planning and Development Committee at its meeting held on the 28th day of October, 1997 directed that By-law No. 91-143 and 97-139 be amended to remove the 'H' (Holding) symbol in respect of the subject lands.

10. In all other respects, By-law No. 91-143 and By-law No. 97-139 are hereby confirmed, unchanged.

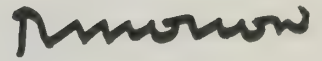
PASSED this 28th

day of October

A.D. 1997.

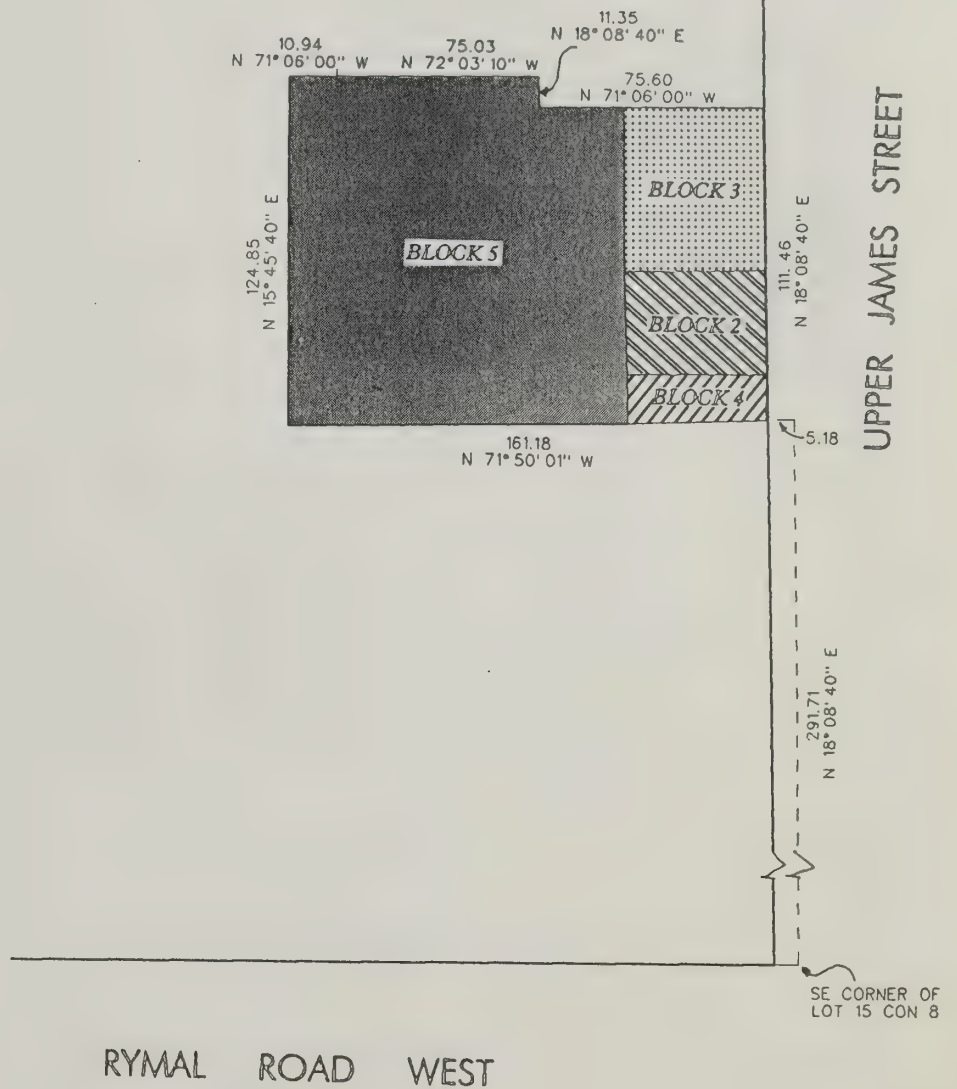


CITY CLERK



MAYOR

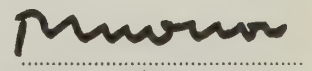
(1997) 16 R.P.D.C. 6, October 28
Rosland Properties, owner
ZAR-97-32



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-...222.
Passed the 28th day of October, 1997.


Clerk


Mayor

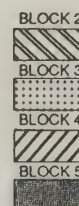
City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 97-...222.
to Amend By-Law No. 6593

Planning and Development Department

Legend



Lands to be regulated by
By-Law No. 97-...222

North

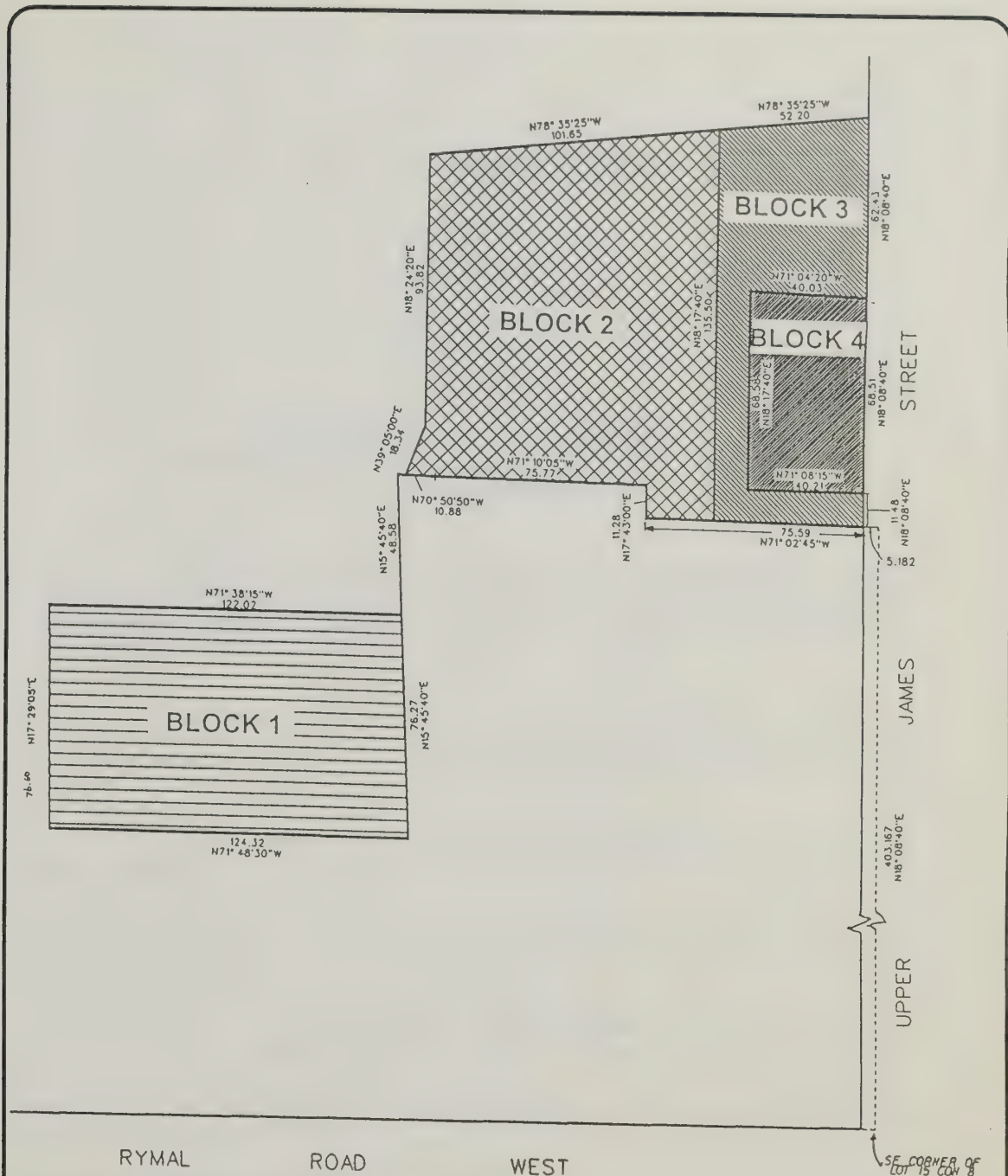


Scale
Not to Scale

Date
October 1997

Reference File No.
ZA89-22
ZA89-23

Drawn By
R.L.



NOTE: All dimensions are in metres

This is Schedule "B" to By-Law No. 97-222.
 Passed the 28th day of October, 1997.

[Signature]
 Clerk

[Signature]
 Mayor

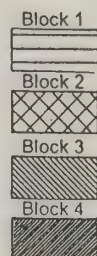
City of Hamilton

Schedule B

Map Forming Part of
 By-Law No. 97-222
 to Amend By-Law No. 6593

Planning and Development Department

Legend



Lands to be regulated by
 By-Law No. 97-222

North



Scale
 Not to Scale

Date
 October 1997

Reference File No.
 ZAC-97-08

Drawn By
 R.L.

The Corporation of the City of Hamilton

BY-LAW NO. 97-223

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED AT MUNICIPAL NOS.
87, 89, 91, 93 and 95 WELLINGTON STREET NORTH AND
NO. 216 WILSON STREET**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-4 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "L-mr-2" (Planned Development - Multiple Residential) District to "DE-2" (Multiple Dwellings) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "DE-2" (Multiple Dwellings) District provisions, as contained in Section 10B of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 10B.(2)(ii) of Zoning By-law No. 6593, no building or structure shall exceed four (4) storeys and 16.5 m in height;
- (b) Section 10B.(3)(i)(b) of Zoning By-law No. 6593, shall not apply to the subject lands;
- (c) notwithstanding Section 10B.(3) of Zoning By-law No. 6593, the following yards shall be provided and maintained:
 - (i) a side yard of a depth not less than 1.7 m shall be provided along the entire southerly boundary of the subject lands;
 - (ii) a rear yard of a depth not less than 3.0 m shall be provided along the entire westerly boundary of the subject lands;

- (d) notwithstanding Section 10B.(5) of Zoning By-law No. 6593, a maximum gross floor area of 1,384.0 m² (14,900 S.F.) and twelve (12) units shall be permitted on the subject lands;
- (e) notwithstanding Section 18A.(1) of Zoning By-law No. 6593, nine (9) parking spaces shall be provided and maintained on the subject lands;
- (f) notwithstanding Section 18A.(1)(c) of Zoning By-law No. 6593, one (1) loading space at 9.0 m x 3.0 m x 4.3 m shall be provided and maintained on the subject lands;
- (g) notwithstanding Section 18A.(7) of Zoning By-law No. 6593, only one (1) parking space at 2.7m x 5.7 m shall be provided and maintained on the subject lands;
- (h) notwithstanding Section 18A.(11) of Zoning By-law No. 6593, the boundary of the parking area will be 1.35 m (4.5 feet) from the adjoining residential district boundary and 5.85 m (19.19 feet) from the northerly property line;
- (i) Section 18A.(12)(c) of Zoning By-law No. 6593, shall not apply to the subject lands;
- (j) Section 18A.(32) and (33) of Zoning By-law No. 6593, shall not apply to the subject lands.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "DE-2" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1390.

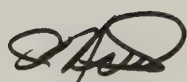
5. Sheet No. E-4 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1390.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

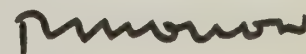
PASSED this 28th

day of October

A.D. 1997



CITY CLERK

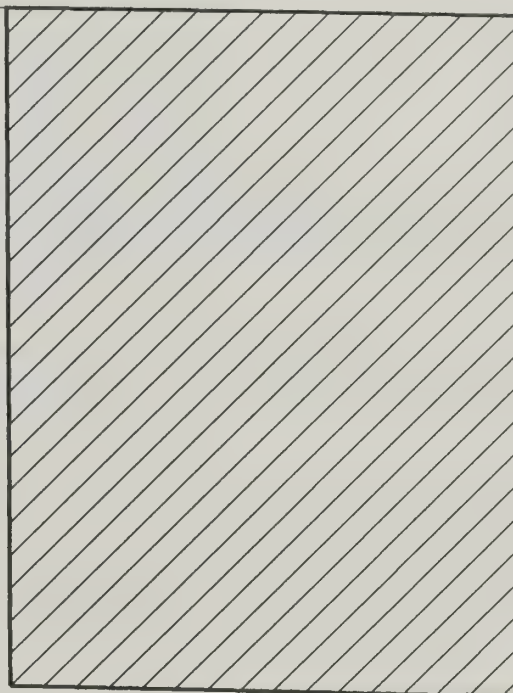



MAYOR

WILSON STREET

N 71° 37' 15" W 24.99

N 71° 00' 17" E 31.51



N 71° 00' 17" E 31.57

WELLINGTON STREET NORTH

N 71° 37' 15" W 24.99

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-223.....
Passed the 28th day of October, 1997.

Clerk

Mayor

City of Hamilton

Schedule "A"

Map Forming Part of
By-Law No. 97-223
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in Zoning from :



"L - mr-2" (Planned Development - Multiple Residential) District to "DE-2" (Multiple Dwellings) District, Modified

North



Scale
NOT TO SCALE

Date
October 1997

Reference File No.

ZAC-97-06

Drawn By

B.B.

The Corporation of the City of Hamilton

BY-LAW NO. 97 - 224

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED SOUTH OF RYMAL ROAD WEST, NORTH OF THE CITY OF HAMILTON/TOWNSHIP OF GLANBROOK MUNICIPAL BOUNDARY, WEST OF UPPER WELLINGTON STREET AND EAST OF SPRINGSIDE DRIVE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9E of the District Maps, appended to and forming part of By-law No. 6593, is amended,

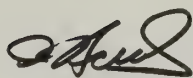
(a) by changing from "C" (Urban Protected Residential, etc.) District to "R-4" (Small Lot Single Family Dwelling) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

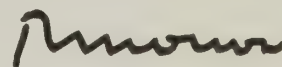
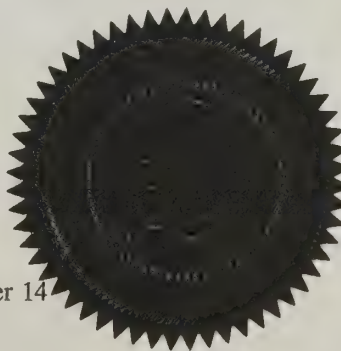
2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 28th day of October

A.D. 1997

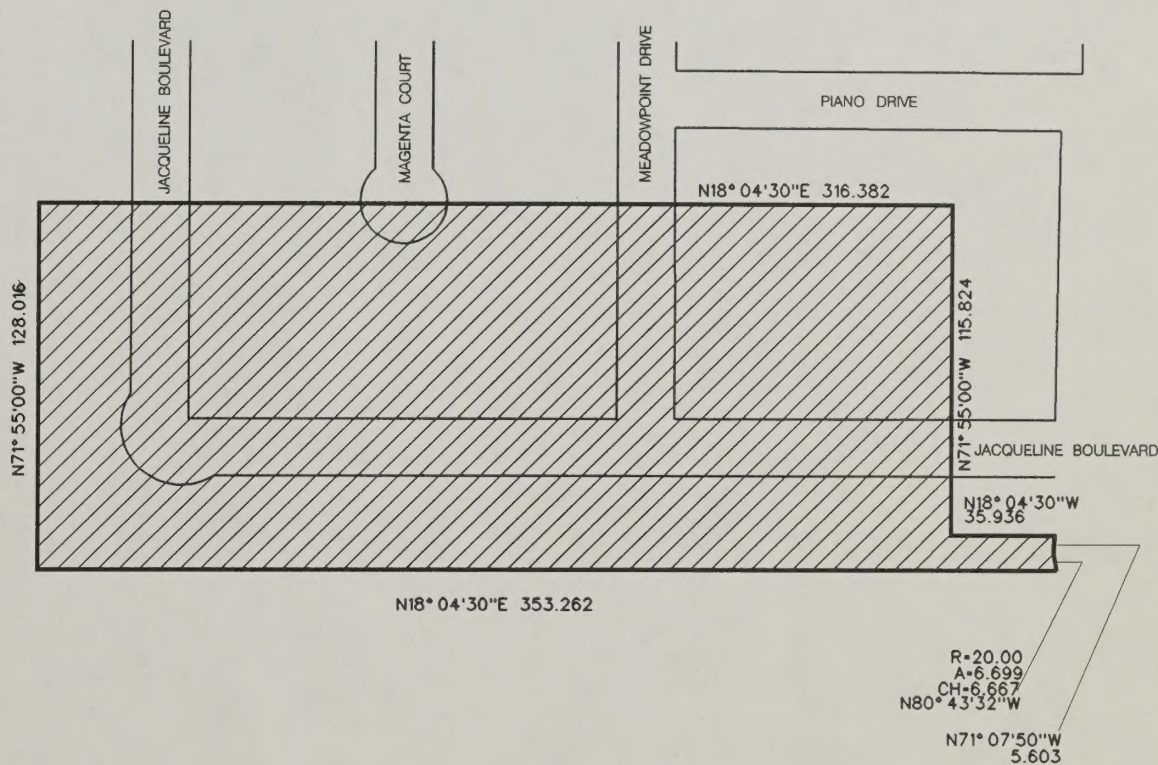


CITY CLERK



MAYOR

(1997) 15 R.P.D.C. 3, October 14
839891 Ontario Inc., Owner
ZAC-97-29



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 97-224.
Passed the 28th day of October, 1997.

Clerk

Mayor

City of Hamilton

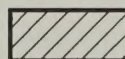
Schedule "A"

Map Forming Part of
By-Law No. 97-224
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in Zoning from:



"C" (Urban Protected Residential etc.) District to
"R-4" (Small Lot Single Family Dwelling) District

North



Scale
NOT TO SCALE

Date
October 1997

Reference File No.
ZAC-97-29

Drawn By
B. B.

HAMILTON PUBLIC LIBRARY



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